COMM 1891.13 FT N OF SW COR OF
SEC, RUN E 440 FT FOR POB, RUN
N 165 FT, E 424.70 FT, S 165

DODSON DENISE L
188 SW AL JERNON CT
LAKE CITY, FL 32024

2027

34-4S-16-03274-009

BUILDING CHARACTERISTICS

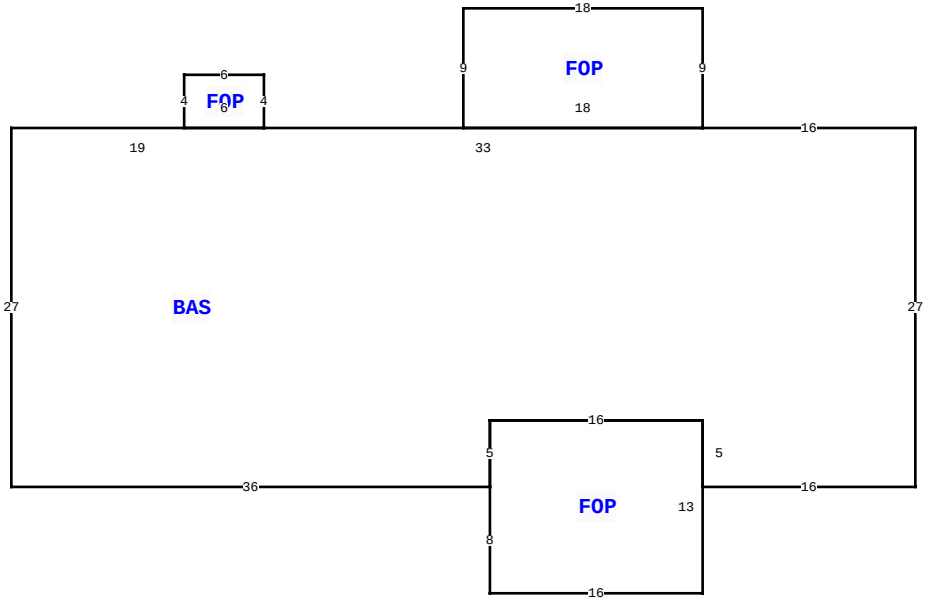
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100		1,756	43,205
FOP	24	35		8	197
FOP	162	35		57	1,402
FOP	208	35		73	1,796
TOTALS	2,150			1,894	46,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	102.5100	61.51	116,500	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1756 HX Base Yr



186 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
5	0296	SHED METAL	0	0	20	12	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,600
TOTAL MARKET OB/XF VALUE	8,850
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	83,450
SOH/AGL Deduction	0
ASSESSED VALUE	83,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,450
TOTAL JUST VALUE	83,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,450

BLDG:1:1: WOOD M H

XFOB:1:1: WOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25586	M H	431	03/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1770	1/23/2014	WD	U	I	12	42,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: DENISE L DODSON						
1269/0733	1/22/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (STEIN						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N9 W18 S9 E18$ W33 FOP= N4 W6 S4 E6$ W19 S27
E36 FOP= S8 E16N13 W16 S5$ N5 E16 S5 E16 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/24/2019 BY BC Total Acres: 1.60 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS