COMM SE COR OF NW1/4 OF NW1/4, R
POB, CONT N 1031.60 FT, W 277.30
FT, E 227.30 FT, S 300 FT, E 50

BRITT BRITNEY N/BRITT BRYSON
169 SW BOZEMAN CT
LAKE CITY, FL 32024

2027

35-3S-15-00296-001

BUILDING CHARACTERISTICS

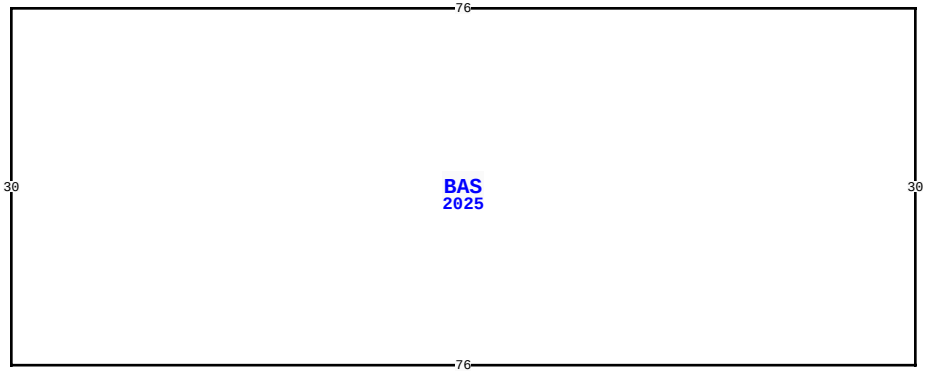
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	240,976
TOTALS	2,280			2,280	240,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.5000	108.96	248,429	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2025 Heated Area: 2280 HX Base Yr 2025



169 SW BOZEMAN CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,976
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		310,276
SOH/AGL Deduction		0
ASSESSED VALUE		310,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,865
TOTAL JUST VALUE		310,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,797

SALE:2:2: SW MH

SALE:2:1: THIS PROPERTY SOLD ORB 869-690 WITH 1995

SALE:1:1: SALE TOO LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049725	Mobile Home		05/03/2024
9393	M H	125	02/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2056	9/13/2024	WD	U	I	30	8,400
GRANTOR: BRITT WALLACE A JR						
GRANTEE: BRITT BRITNEY N						
1165/1517	1/15/2009	AG	U	I	40	35,000
GRANTOR: LARRY R HOLLEY JR						
GRANTEE: WALLACE A BRITT JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,16] E76 S30 W76 N30 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,300	

TOTAL OB/XF 9,300

LAND DESCRIPTION

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS