

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

2026

35-3S-15-00296-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	2,280	100	2025
TOTALS	2,280		2,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100% - 2025		251,028	2023	2023	0	0	3.00	97.00
				Heated Area: 2280			HX Base Yr	2025			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2025 </div>											
TOTALS	2,280		2,280	243,497							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	243,497		
TOTAL MARKET OB/XF VALUE	9,300		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	312,797		
SOH/AGL Deduction	0		
ASSESSED VALUE	312,797		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	261,386		
TOTAL JUST VALUE	312,797		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	315,357		
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 / V / RSN CD
1524/2056	9/13/2024	WD U	I 30
GRANTOR: BRITT WALLACE A JR			
GRANTEE: BRITT BRITNEY N			
1165/1517	1/15/2009	AG U	I 40
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		169 SW BOZEMAN CT, LAKE CITY																
L N	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	

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							