BEG SE COR OF NW1/4 OF NW1/4, RU
N 599.69 FT, E 227.25 FT, S 300.
FT TO POB.

FORD CECILIA QUINN/MCMULLEN ROBERT LARRY II
102 SW BOZEMAN CT
LAKE CITY, FL 32024

2027

35-3S-15-00296-002

BUILDING CHARACTERISTICS

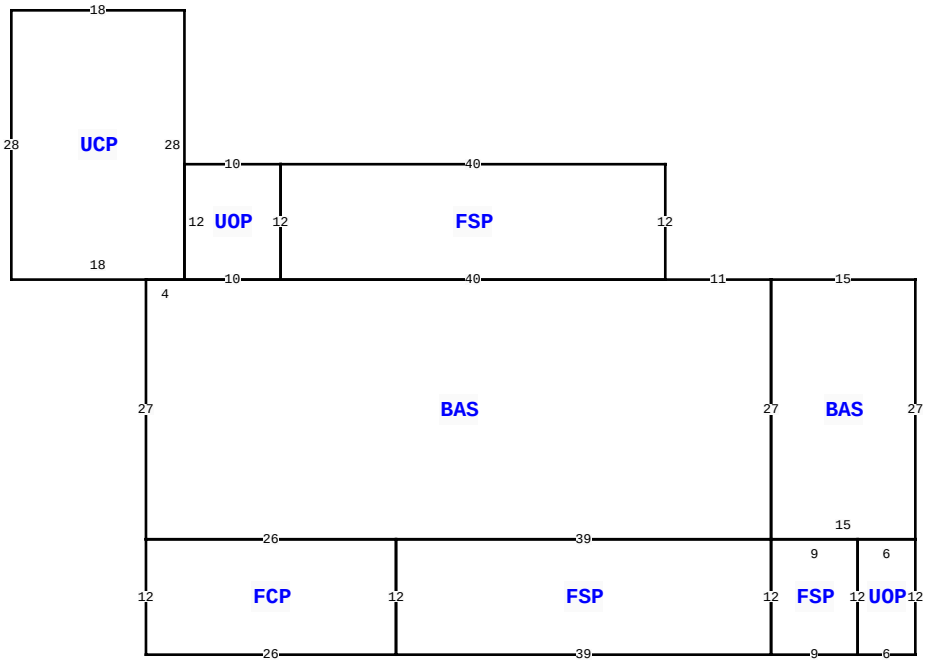
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	405	100		405	11,071
BAS	1,755	100		1,755	47,975
FCP	312	25		78	2,132
FSP	108	40		43	1,176
FSP	468	40		187	5,112
FSP	480	40		192	5,248
UCP	504	20		101	2,761
UOP	72	25		18	492
UOP	120	25		30	820
TOTALS	4,224			2,809	76,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,809	113.9000	68.34	191,967	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 2160 HX Base Yr 2017



102 SW BOZEMAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	620.00	UT	6.00	6.00	100	2005	2005	3	100	3,720	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,787
TOTAL MARKET OB/XF VALUE		13,120
TOTAL LAND VALUE - MARKET		38,280
TOTAL MARKET VALUE		128,187
SOH/AGL Deduction		37,535
ASSESSED VALUE		90,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,241
TOTAL JUST VALUE		128,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2572	4/11/2024	QC	U	I	11	100
GRANTOR: FORD CECILIA QUINN						
GRANTEE: FORD CECILIA QUINN						
1432/620	3/09/2021	WD	U	I	11	100
GRANTOR: FORD CECILIA QUINN						
GRANTEE: FORD CECILIA QUINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W40 S12 E40$ W40 UOP= N12 W10 S12 E10$ W10UCP= N28 W18 S28 E18$ W4 S27 FCP= S12 E26 N12 W26$ E26 FSP= S12 E39 N12 W39$ E39 FSP= S12 E9 UOP= E6 N12 W6 S12$ N12 W9$ BAS= E15 N27 W15 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,120

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	3.48	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,280							

REVIEW DATE 07/20/2023 BY JB Total Acres: 3.48 Total Land Value: 38,280 Market: 0 Agricultural: 0 Common: 38,280 PRINTED 11/17/2026 BY SYS