COMM NW COR OF S1/2 OF SW1/4 RUN
POB, CONT E 417.38 FT, S 528.08
N 528.08 FT TO POB & EX RD R/W D

BURKE AARON G/MCFARLAND KELLY L
925 SW BISHOP AVE
LAKE CITY, FL 32024

**2027**

**35-4S-16-03298-002**

## 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 | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 |

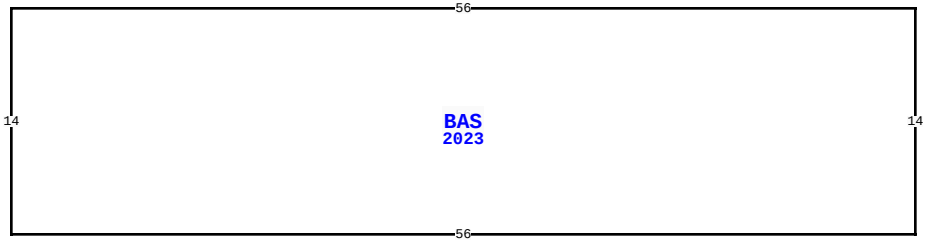
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 35416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | 2023 | 784 | 81,868 |
| TOTALS | 784 | | | 784 | 81,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 784 | 114.5000 | 109.92 | 86,177 | 2022 | 2022 | 0 | 0 | 0 | 5.00 | 95.00 |

1 MANUF 2 0% - 2023 Heated Area: 784 HX Base Yr




925 SW BISHOP AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 81,868 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 48,290 |
| TOTAL MARKET VALUE | 137,158 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 137,158 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,158 |
| TOTAL JUST VALUE | 137,158 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 138,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043671 | Mobile Home | | 02/08/2022 |
| 20289 | TR/TRAILER | 75 | 01/03/2003 |
| 19678 | TR/TRAILER | 75 | 06/25/2002 |
| 13601 | M H | 125 | 02/06/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1447/1841 | 8/24/2021 | PB | U | V | 18 | 0 |
| GRANTOR: BURKE GEARL DEWAYNE & | | | | | | |
| GRANTEE: BURKE AARON G | | | | | | |
| 0717/0283 | 4/26/1990 | WD | U | V | | 0 |
| GRANTOR: DONALD CORBITT | | | | | | |
| GRANTEE: GEARL BURKE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=24,15] E56 S14 W56 N14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | | A-1 | 0.00 | 0.00 | 4.39 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 48,290 | | | | | | | |

REVIEW DATE 01/22/2026 BY KS Total Acres: 4.39 Total Land Value: 48,290 Market: 0 Agricultural: 0 Common: 48,290 PRINTED 11/17/2026 BY SYS