

BEG 384 FT E OF NW COR OF SW1/4  
 RUN E 146.96 FT, S 328.04 FT, W  
 N 327.43 FT TO POB, EX THE N 148

DEPRATTER BRENDA/DEPRATTER JOSEPH JR  
 323 SE SETH NETTLES DR  
 LAKE CITY, FL 32025

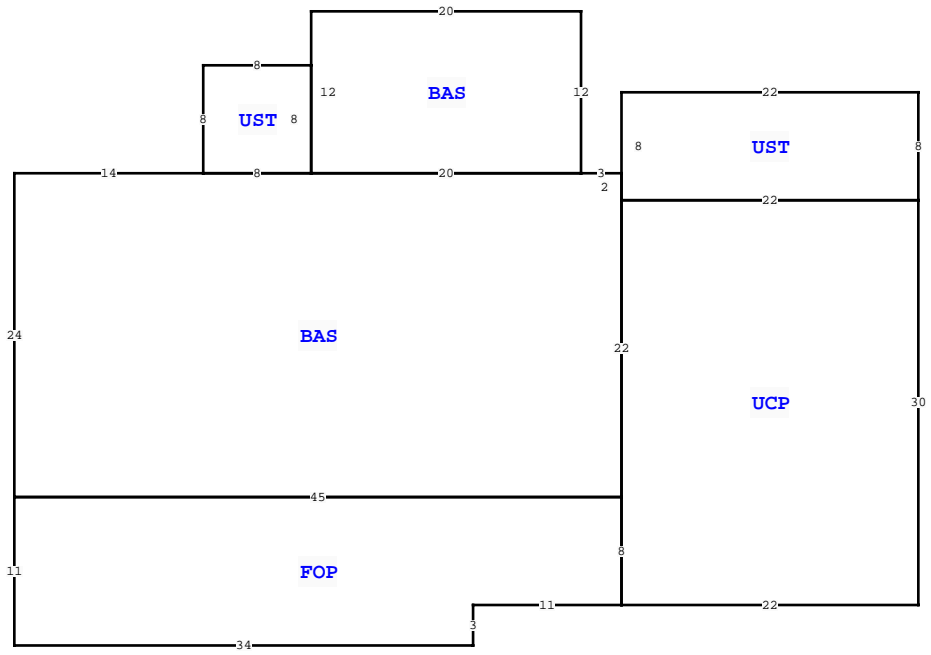
2026

35-4S-17-09030-057



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Stories	1.	1. 100	
Architectural	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	02
NEIGHBORHOOD/LOC	35417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	1,080	100	
FOP	462	35	
UCP	660	20	
UST	64	45	
UST	176	45	
TOTALS	2,682		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2022								
				Heated Area: 1320							
					HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			46,659
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			15,120
TOTAL MARKET VALUE			69,579
SOH/AGL Deduction			23,044
ASSESSED VALUE			46,535
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			21,535
TOTAL JUST VALUE			69,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,219
XFOB:1:1: CRAN MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1839	9/03/2021	WD	U	I	19	36,000
GRANTOR: THOMAS SYLVIA M						
GRANTEE: DEPRATTER BRENDA						
1261/0608	9/11/2013	QC	U	I	11	100
GRANTOR: LORI ELIZABETH THOMAS						
GRANTEE: SYLVIA M THOMAS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0
2	0251	LEAN TO W/	0	100	0	0	UT	0.00	0.00	100	2005
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0251	LEAN TO W/	0	100	0	0	UT	0.00	0.00	100	2005

TOTAL OB/XF											
7,800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	0.60	AC	1.00

BUILDING NOTES						
GRANTOR: THOMAS SYLVIA M						
GRANTEE: DEPRATTER BRENDA						
GRANTOR: LORI ELIZABETH THOMAS						
GRANTEE: SYLVIA M THOMAS						

BUILDING DIMENSIONS						
BAS= W14 S24 FOP= S11 E34 N3E11 N8 W45\$ E45 UCP= S8 E22 N30 W22 S22\$ N22 UST= E22 N8 W22 S8\$ N2 W3 BAS= N12 W20 S12 E20\$ W20 UST= N8 W8 S8 E8\$ W8\$.						

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.60	AC	1.00	1.00	1.40	18,000.00	25,200.00	15,120								