

COMM NW COR OF SW1/4 OF SE1/4,
 RUN E 383.57 FT, S 327.90 FT
 FOR POB, RUN E 281.80 FT, S

LEE DAVID F/LEE KATHRYN M
 323 SE SETH NETTLES DR, C/O BRENDA DEPRATTER
 LAKE CITY, FL 32025-7229

2026

35-4S-17-09030-059


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
1.	1. 100				
01	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM	MKT AREA	02		
	NEIGHBORHOOD/LOC	35417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	33,658
UOP	240	25		60	1,476
TOTALS	1,608			1,428	35,134

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,428	102.5100	61.51	87,836	1984	1984	0	0	60.00	40.00
1 MOBILE HME		100% - 0		Heated Area: 1368				HX Base Yr			

BAS

UOP

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		35,134	
TOTAL MARKET OB/XF VALUE		14,000	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		89,134	
SOH/AGL Deduction		49,757	
ASSESSED VALUE		39,377	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		14,377	
TOTAL JUST VALUE		89,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053060	Electrical Servic		05/08/2025
000045020	Roof Replacement	12,000	07/22/2022
13285	M H	125	11/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 S24 E33 UOP= S10 E24 N10 W24 \$ E24 N24\$.	

EXTRA FEATURES																
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	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

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	DPHT 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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							