COMM SW COR OF SE1/4 OF SE1/4,
RUN N 465.73 FT, E 624.30 FT
FOR POB, RUN N 320.86 FT, E

MCFATTER TRAVIS C
285 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

2027

36-2S-16-01895-002

BUILDING CHARACTERISTICS

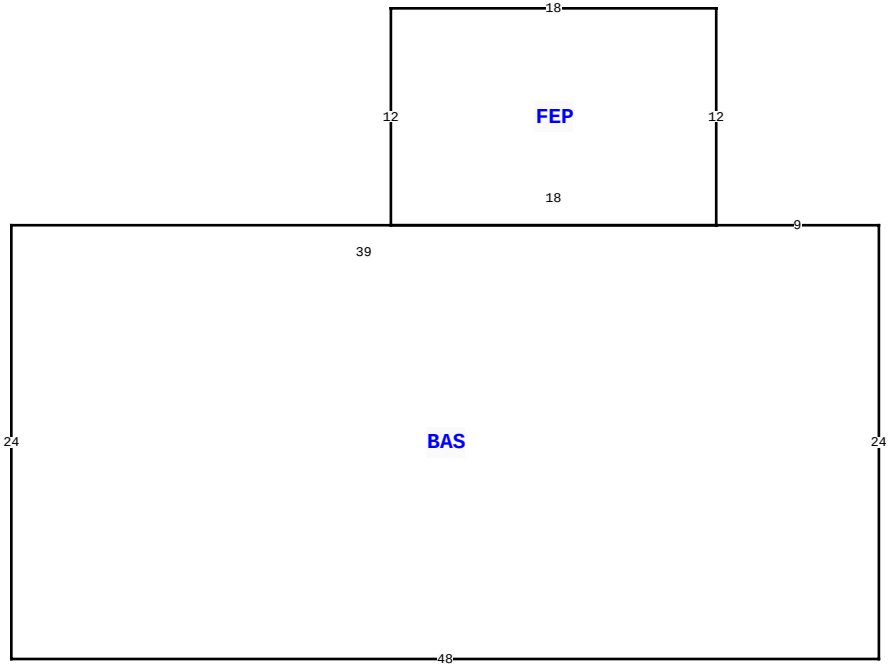
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	12,939
FEP	216	85		184	2,067
TOTALS	1,368			1,336	15,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,336	46.8000	28.08	37,515	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



329 NW OUTLAW COUNTRY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	200	
2	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	15,006
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	35,300
TOTAL MARKET VALUE	57,506
SOH/AGL Deduction	5,928
ASSESSED VALUE	51,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,578
TOTAL JUST VALUE	57,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,506

SALE:4:1: 3.35 ACRES PLUS M H

SALE:3:1: PROBATE #93-178-CP

SALE:2:1: FORECLOSURE

XFOB:1:1: MONT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15131	M H	125	02/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1032	1/14/2010	WD	Q	I	01	63,500
GRANTOR: J W THORNTON & PATRIC						
GRANTEE: TRAVIS C MCFATTER						
0834/1932	2/05/1997	WD	U	I	11	14,600
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: THORNTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N12 W18 S12 E18$ W39 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	3.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,300							

REVIEW DATE 05/03/2023 BY JB Total Acres: 3.53 Total Land Value: 35,300 Market: 0 Agricultural: 0 Common: 35,300 PRINTED 11/17/2026 BY SYS