

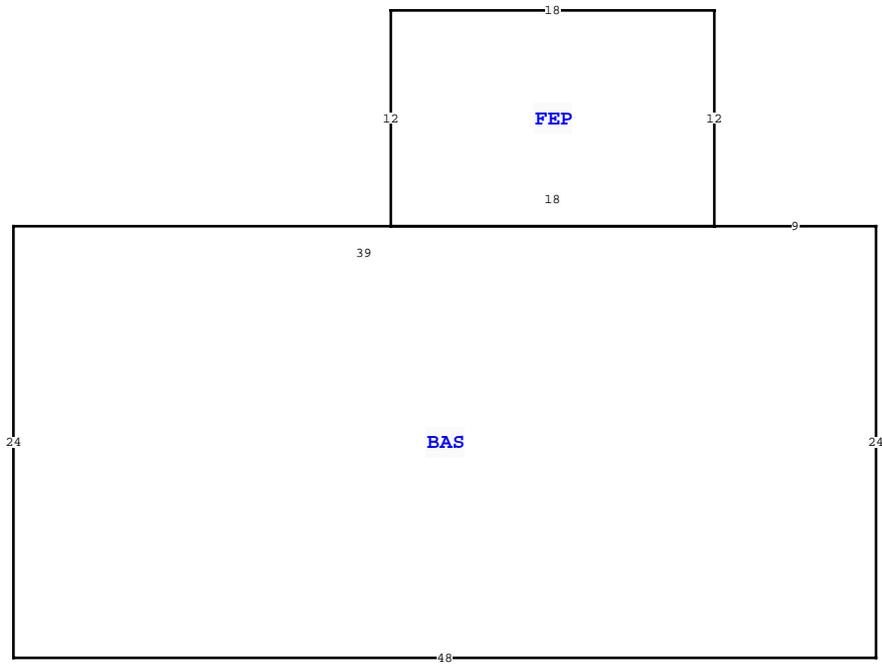
COMM SW COR OF SE1/4 OF SE1/4,
 RUN N 465.73 FT, E 624.30 FT
 FOR POB, RUN N 320.86 FT, E

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

2026

36-2S-16-01895-002


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	60.00	40.00
2 MOBILE HME 0% - 0											
Heated Area: 1152 HX Base Yr											
											
BLD DATE: _____ LGL DATE: 04/14/2025 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

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				26,475		
TOTAL MARKET VALUE				48,681		
SOH/AGL Deduction				1,792		
ASSESSED VALUE				46,889		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				46,889		
TOTAL JUST VALUE				48,681		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				48,681		
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\$.						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	200						
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000						
TOTALS												1,368								15,006	

LAND DESCRIPTION												TOTAL OB/XF												7,200				
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	0200	C	MBL HM	0		A-1	0.00	0.00	3.53	AC		1.00	1.00	1.00	7,500.00	7,500.00	26,475											