

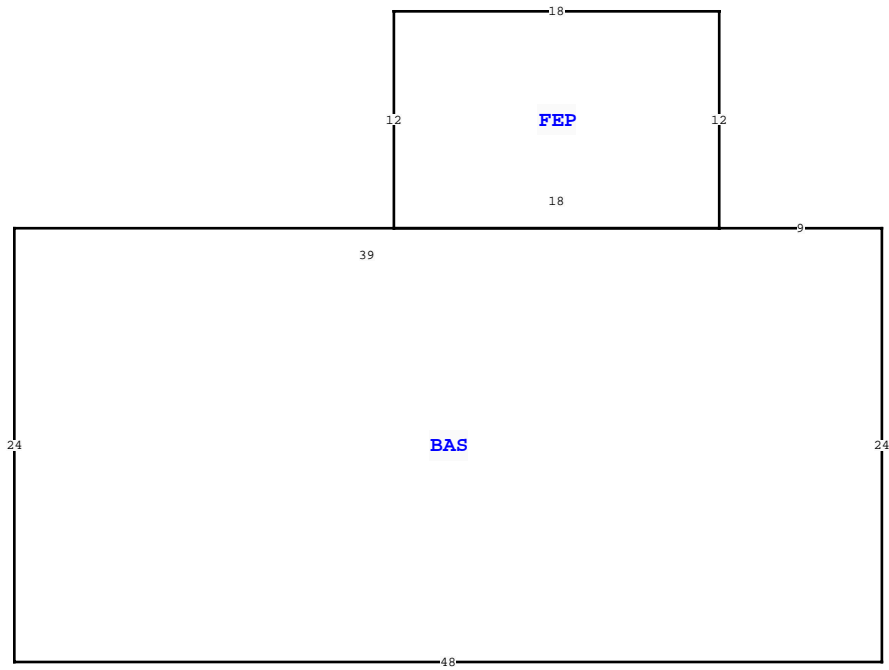
COMM SW COR OF SE1/4 OF SE1/4,
 RUN N 465.73 FT, E 624.30 FT
 FOR POB, RUN N 320.86 FT, E

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																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				Tax Dist:	
TOTAL MARKET OB/XF VALUE				15,006	
TOTAL LAND VALUE - MARKET				7,200	
TOTAL MARKET VALUE				35,300	
SOH/AGL Deduction				57,506	
ASSESSED VALUE				10,617	
TOTAL EXEMPTION VALUE				46,889	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				46,889	
NCON VALUE				57,506	
INCOME VALUE				0	
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	I	01	63,500
GRANTOR: J W THORNTON & PATRIC						
GRANTEE: TRAVIS C MCFATTER						
0834/1932	2/05/1997	WD U	I	I	11	14,600
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: THORNTON						

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																
329 NW OUTLAW COUNTRY GLN, LAKE CITY																

BUILDING NOTES	

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

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	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							