

(AKA LOT 12 MAGNOLIA ACRES S/D U
 COMM SW COR OF NE1/4, RUN N 554.
 CONT N 685.08 FT, E 736.54 FT, S

SHRUM KEITH E
 390 SW IRIS CT
 LAKE CITY, FL 32024

2026

36-4S-15-00414-212



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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		3	100
Bathrooms		2	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	36415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	
TOTALS	2,108		2,108

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,108	117.9000	113.18	238,583	1999	1999		0	0	45.00
2 MANUF 1 100% - 1996 Heated Area: 2108 HX Base Yr 1996											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
390 SW IRIS CT, LAKE CITY 05/06/2026 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		131,221	
TOTAL MARKET OB/XF VALUE		25,700	
TOTAL LAND VALUE - MARKET		107,800	
TOTAL MARKET VALUE		264,721	
SOH/AGL Deduction		165,780	
ASSESSED VALUE		98,941	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		47,530	
TOTAL JUST VALUE		264,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041920	Storage Building	12,000	05/14/2021
39327	MAINT/ALTR	0	02/21/2020
15605	M H	125	06/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/0732	4/10/1995	CD	Q	V		29,000
GRANTOR: DEAS-BULLARD PROPERTY						
GRANTEE: KEITH E SHRUM & BAR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S31 E68 N31S.	

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	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0		1.00	10,500.00	100	2021	2021		100	10,500	
5	0081	DECKING WI	0	100	0	0		1.00	1,400.00	100	2021	2021		100	1,400	
6	0264	PRCH,FSP	0	100	0	0		1.00	3,500.00	100	2021	2021		100	3,500	
7	0060	CARPORT F	0	100	0	0		1.00	1,600.00	100	2021	2021		100	1,600	
TOTAL OB/XF 25,700																

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	100		A-1	0.00	0.00	9.80	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,800							