

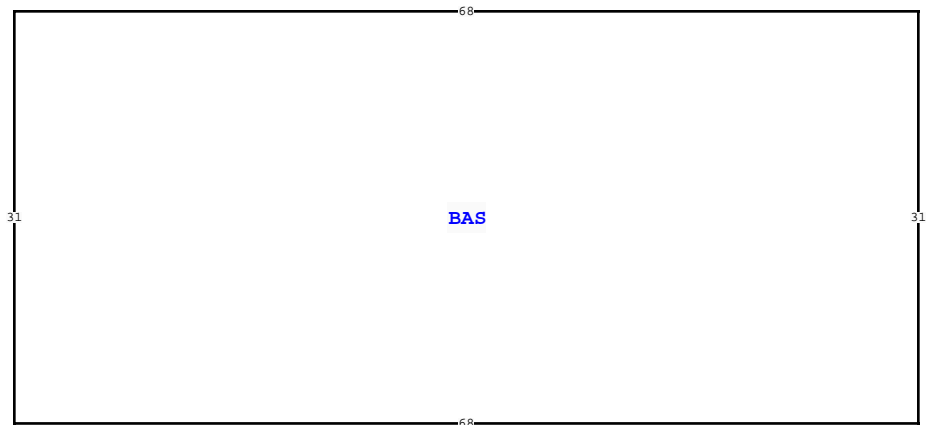
(AKA LOT 12 MAGNOLIA ACRES S/D U
 COMM SW COR OF NE1/4, RUN N 554.
 CONT N 685.08 FT, E 736.54 FT, S

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

2026

36-4S-15-00414-212


BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	128,497
TOTALS	2,108			2,108	128,496

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 1996									
Heated Area: 2108						HX Base Yr 1996						
												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			128,496
TOTAL MARKET OB/XF VALUE			25,700
TOTAL LAND VALUE - MARKET			107,800
TOTAL MARKET VALUE			261,996
SOH/AGL Deduction			163,055
ASSESSED VALUE			98,941
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			47,530
TOTAL JUST VALUE			261,996
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						

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	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	

TOTALS		2,108		2,108	128,496
BLD DATE		LGL DATE		05/06/2026 MLU	
XF DATE		LAND DATE			
INC DATE		AG DATE			
390 SW IRIS CT, LAKE CITY					
TOTAL OB/XF 25,700					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S31 E68 N31S.	

LAND DESCRIPTION		TOTAL OB/XF 25,700																						
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							