COMM NW COR OF NE1/4 OF SE1/4,
RUN S 882.98 FT FOR POB, EAST
632.70 FT, S 350.99 FT, W

POWERS SHANNON LEA
4292 SW CR 240
LAKE CITY, FL 32024

2027

36-4S-15-00415-020

BUILDING CHARACTERISTICS

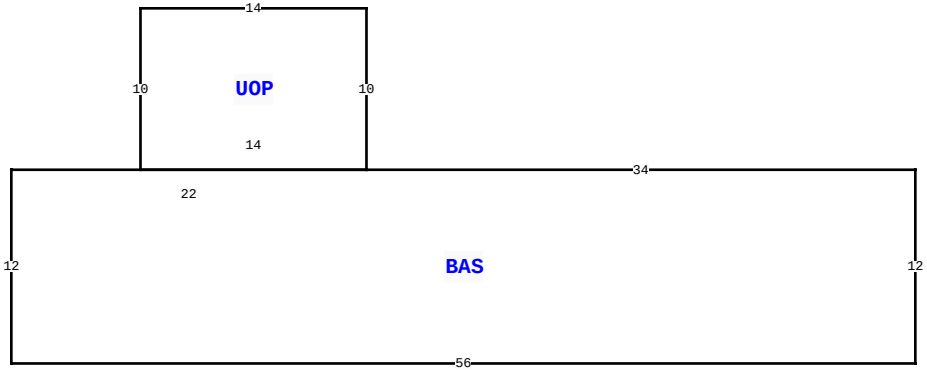
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,760
UOP	140	25		35	664
TOTALS	812			707	13,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	707	79.1100	47.47	33,561	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr



380 SW JENNIFER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	2013	2013	3	100	1,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	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	13,424
TOTAL MARKET OB/XF VALUE	8,750
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	87,304
SOH/AGL Deduction	13,748
ASSESSED VALUE	73,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,556
TOTAL JUST VALUE	87,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,304

SALE:2:1: 5.01 AC INCL 1974 PINE MH & W/S/E/

SALE:1:1: QC TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1484	8/27/2020	QC	U	I	11	100
GRANTOR: TEDDY JACK LING						
GRANTEE: SHANNON LEA POWERS						
1418/0642	8/27/2020	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (FINAL						
GRANTEE: SHANNON LEA POWERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N10 W14 S10 E14$ W22 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,750

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/06/2016 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS