

COMM SW COR OF SW1/4, RUN N 36 D  
TO A CONCR MONUM ON E R/W LINE O  
RUN N 7 DG E ALONG R/W 118.82 FT

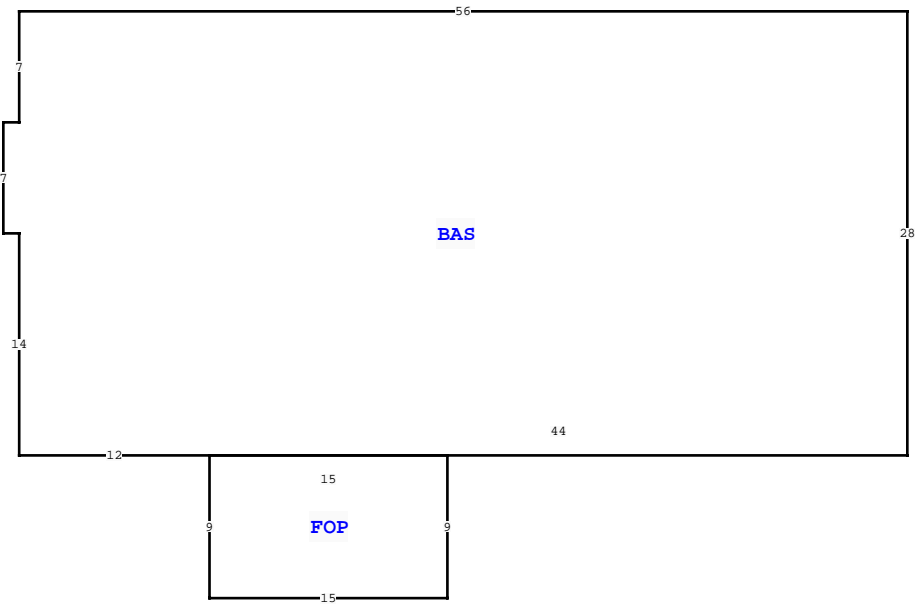
FRAZIER BREANNE M  
255 SW WALTER AVE  
LAKE CITY, FL 32024

**2026**

36-4S-16-03322-008  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	70
Exterior Wall	14	WD SHINGLE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,575	100	
FOP	135	35	
TOTALS	1,710		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0203	02	1,622	115.7000	115.70	187,665	2016	2016	0	0	0	18.00	82.00		
2 MANUF 3		100% - 2021		Heated Area: 1575				HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	153,885			
TOTAL MARKET OB/XF VALUE	10,250			
TOTAL LAND VALUE - MARKET	10,320			
TOTAL MARKET VALUE	174,455			
SOH/AGL Deduction	37,560			
ASSESSED VALUE	136,895			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	85,484			
TOTAL JUST VALUE	174,455			
NCON VALUE	300			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	181,992			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33774	M H	626	02/17/2016
12375	M H	125	04/07/1997
10277	PUMP/UTPOL	75	10/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2102	12/18/2020	WD	Q	I	01	178,000
GRANTOR: MORRIS JONATHAN & ASH						
GRANTEE: FRAZIER BREANNE M						
1316/1782	3/29/2016	WD	U	V	11	100
GRANTOR: JESSICA RENDON & JON						
GRANTEE: JONATHAN & ASHLEY M						

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	400	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	400	
5	9910	RV SITE/RE	0	100	0	0	UT	2,000.00	1,150.00	100	2021	2020		100	1,150	
6	0169	FENCE/WOOD	0	100	0	0	UT	300.00	300.00	100	2026	2025		100	300	

TOTAL OB/XF										10,250														
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	0.43	AC		1.00	1.00	1.50	16,000.00	24,000.00	10,320							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S7 W1 S7 E1 S14 E12 FOP= S9 E15 N9 W15\$ E44 N28\$.	