COMM NE COR, RUN S 611.06 FT FOR 775.05 FT, SW 12 DEG 427.15 FT, FT, N 420.93 FT, E'LY 376.17 FT,

DACUS TOMMY
248 SW ROSEBUD GLN
LAKE CITY, FL 32024

2027

36-5S-15-00485-003

BUILDING CHARACTERISTICS

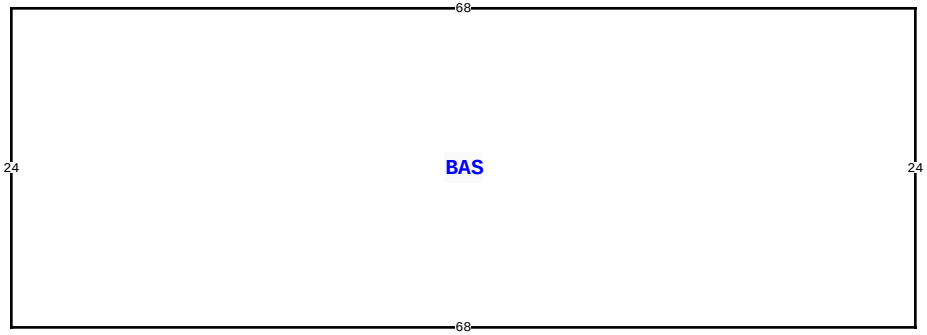
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	88,575
TOTALS	1,632			1,632	88,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,632	106.1100	98.68	161,046	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1632 HX Base Yr 2008



248 SW ROSEBUD GLN, 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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,575
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	65,650
TOTAL MARKET VALUE	164,725
SOH/AGL Deduction	84,418
ASSESSED VALUE	80,307
TOTAL EXEMPTION VALUE	HX HB 13 80,307
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	164,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37096	MAINT/ALTR	75	08/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/2780	12/06/2007	WD	Q	I		79,900
GRANTOR: LOWER LOWNDES INC						
GRANTEE: TOMMY & KATHY DACUS						
1136/1526	3/14/2007	CT	Q	I	01	63,700
GRANTOR: CLERK OF COURT (AARON						
GRANTEE: LOWER LOWNDES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S24 E68 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	100			0.00	0.00	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.05 Total Land Value: 65,650 Market: 0 Agricultural: 0 Common: 65,650 PRINTED 11/17/2026 BY SYS