LOT 9 PINE HAVEN S/D.
803-1574, CD 849-1896, 964 1478,

BRADLEY WILLIAM ARTHUR
635 SW GRAPE ST
LAKE CITY, FL 32024

2022

31-5S-16-03744-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

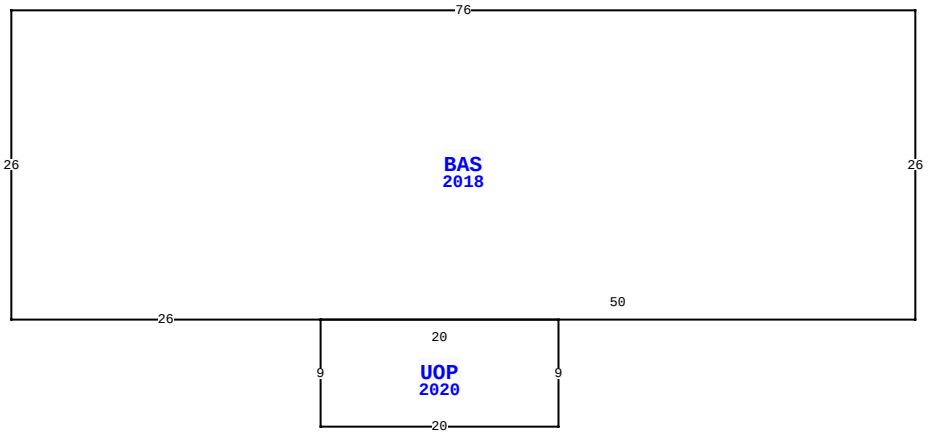
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD	31516.010		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	100,486
UOP	180	25	45	2,289
TOTALS	2,156		2,021	102,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,021	113.9000	53.53	108,184	2018	2018	0	0	0	5.00	95.00

2 MANUF 1 – 100% - 2020 HX Base Yr 2020



635 SW GRAPE St, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,775
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		27,250
TOTAL MARKET VALUE		130,025
SOH/AGL Deduction		2,431
ASSESSED VALUE		127,594
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,594
TOTAL JUST VALUE		130,025
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/2083	6/29/2018	WD	Q	V	03	38,000
GRANTOR: CRAIG EBERT						
GRANTEE: WILLIAM ARTHUR BRAD						
1213/1628	4/20/2011	WD	Q	V	01	25,000
GRANTOR: MARVIN & VALERIE MCCA						
GRANTEE: CRAIG EBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S26 E26 UOP=[YR=2020] S9 E20 N9 W20$ E50 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	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	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	9945	WELL/SEPT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 11/20/2019 BY BCJB Total Acres: 5.00 Total Land Value: 27,250 Market: 0 Agricultural: 0 Common: 27,250 PRINTED 12/30/2021