LOT 67 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1079-373,

CRUMB BRYCE S/RINDGE BARBARA J
173 SW HUCKLEBERRY CT
LAKE CITY, FL 32024

2025

03-4S-16-02732-567

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

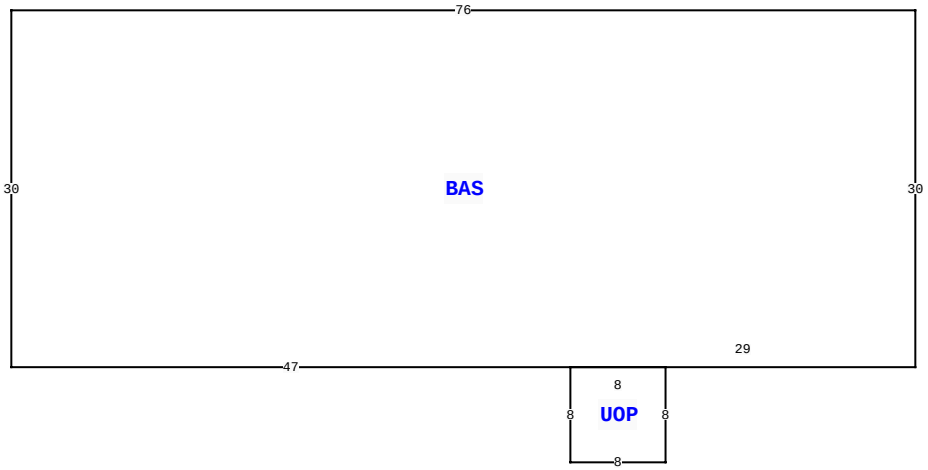
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	131,037
UOP	64	25	16	919
TOTALS	2,344		2,296	131,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,296	113.9000	99.09	227,511	2006	2006	0	0	0	42.00	58.00

1 MANUF 1 – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



173 SW HUCKLEBERRY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,956
TOTAL MARKET OB/XF VALUE		5,336
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		159,792
SOH/AGL Deduction		66,046
ASSESSED VALUE		93,746
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,746
TOTAL JUST VALUE		159,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24258	M H	402	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/0373	3/24/2006	WD	Q	V		49,900
GRANTOR: IRONWOOD HOMES						
GRANTEE: BRYCE S CRUMB & BAR						
1040/0619	3/07/2005	WD	Q	V	02	272,000
GRANTOR: MUSGROVE						
GRANTEE: IRONWOOD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E47 UOP= S8 E8 N8 W8$ E29 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,518.00	UT	2.00	2.00	100	2006	2006	3	100	3,036	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,336

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.33 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/30/2024 BY SYS