COMM NW COR OF S1/2 OF NW1/4,
RUN E 717.13 FT, CONT E 950.10
FT, S 1380.08 FT FOR POB, RUN

PLATT DONALD CALVIN
202 SW BEYOND CT
LAKE CITY, FL 32024

**2023**

**24-5S-16-03707-019**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

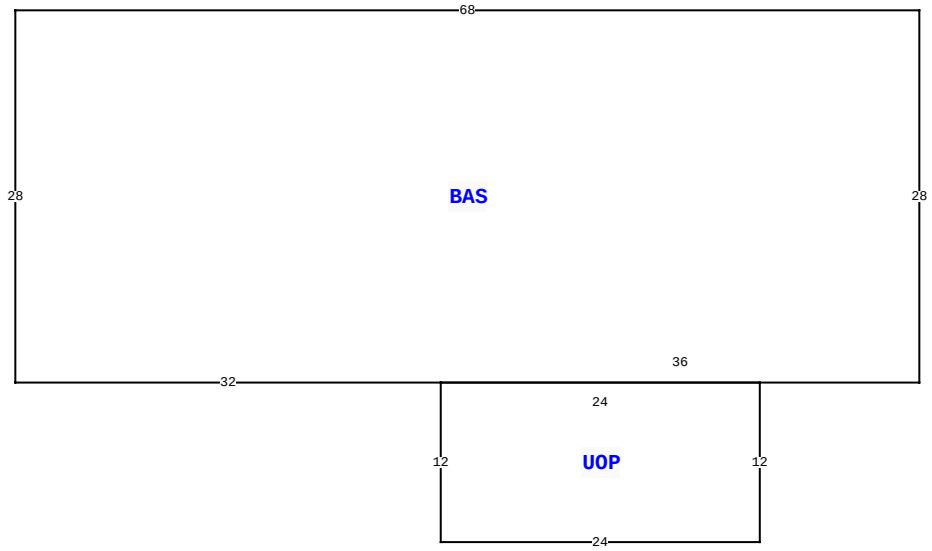
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24516.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,904 | 100 | 1,904 | 13,888 |
| UOP | 288 | 25 | 72 | 525 |
| TOTALS | 2,192 | | 1,976 | 14,413 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,976 | 93.5100 | 36.47 | 72,065 | 1987 | 1987 | 0 | 0 | 15 | 65.00 | 20.00 |

2 MOBILE HME – 100% - 2019 HX Base Yr 2019




204 SW BEYOND Ct, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/01/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 81,401 |
| TOTAL MARKET OB/XF VALUE | | 7,944 |
| TOTAL LAND VALUE - MARKET | | 60,120 |
| TOTAL MARKET VALUE | | 149,465 |
| SOH/AGL Deduction | | 12,251 |
| ASSESSED VALUE | | 137,214 |
| TOTAL EXEMPTION VALUE | HX HB | 37,976 |
| BASE TAXABLE VALUE | | 99,238 |
| TOTAL JUST VALUE | | 149,465 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1336/1461 | 4/28/2017 | WD | U | I | 37 | 61,000 |
| GRANTOR: BRYAN & MARY L WILLIA | | | | | | |
| GRANTEE: DONALD CALVIN PLATT | | | | | | |
| 0953/0919 | 3/28/2002 | WD | U | I | 01 | 100 |
| GRANTOR: ROBERT & DEBORAH EDWA | | | | | | |
| GRANTEE: BRYAN & MARY L WILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S28 E32 UOP= S12 E24 N12 W24$ E36 N28$.

## 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 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 192.00 | UT | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 100 | 1,344 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 100 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 3,250.00 | 3,250.00 | 100 | | | 3 | 100 | 3,250 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 300 | |
| 6 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 1,250.00 | 1,250.00 | 100 | | | 3 | 100 | 1,250 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,944

| 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 | 9.02 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 54,120 | | | | | | | |
| 2 | 0200 | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |

REVIEW DATE 11/08/2019 BY BC Total Acres: 10.02 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 10/12/2022

COMM NW COR OF S1/2 OF NW1/4,
RUN E 717.13 FT, CONT E 950.10
FT, S 1380.08 FT FOR POB, RUN

PLATT DONALD CALVIN
202 SW BEYOND CT
LAKE CITY, FL 32024

**2023**

**24-5S-16-03707-019**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

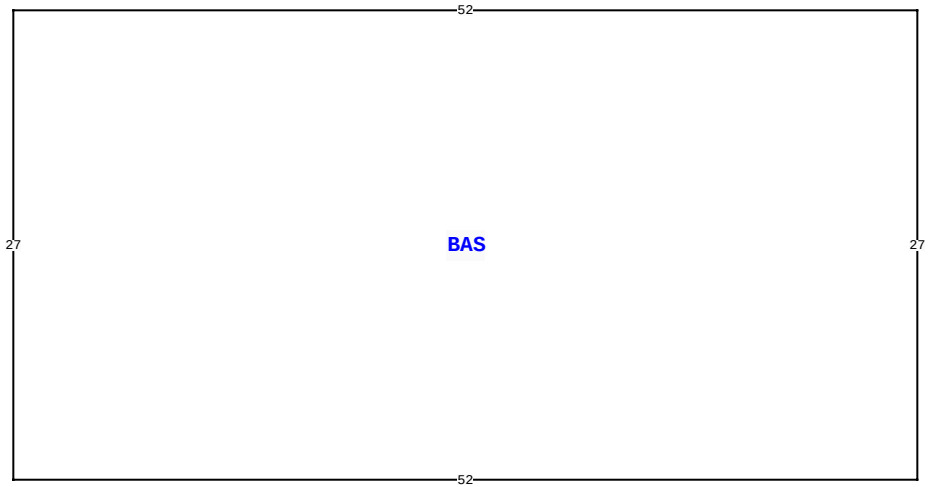
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24516.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 66,988 |
| TOTALS | 1,404 | | 1,404 | 66,988 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,404 | 113.9000 | 67.20 | 94,349 | 2009 | 2008 | 0 | 0 | 0 | 29.00 | 71.00 |

4 MANUF 1 – 0% - 2019 HX Base Yr 2019




204 SW BEYOND Ct, LAKE CITY

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| GRANTEE: DONALD CALVIN PLATT | | | | | | |
| 0953/0919 | 3/28/2002 | WD | U | I | 01 | 100 |
| GRANTOR: ROBERT & DEBORAH EDWA | | | | | | |
| GRANTEE: BRYAN & MARY L WILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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