BEG SE COR OF NE1/4 OF SE1/4,
RUN N 150 FT, W 200 FT, S 300
FT, E 200 FT, N 150 FT TO POB.

HOLCOMBE HANNAH BOWEN
254 SW LEON SAULS LP
LAKE CITY, FL 32025

2023

09-5S-17-09174-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

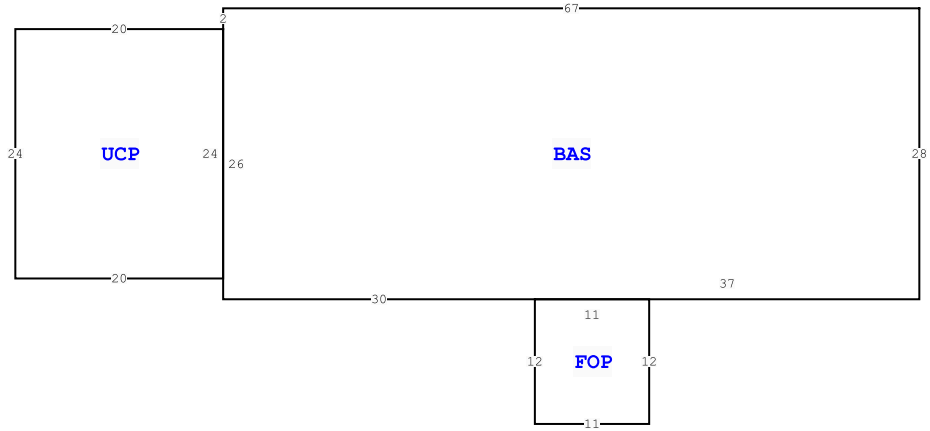
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	26,481
FOP	132	35	46	649
UCP	480	20	96	1,355
TOTALS	2,488		2,018	28,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,018	103.4100	40.33	81,386	1990	1990	0	0	0	65.00	35.00

1 MOBILE HME - 100% - 2008 HX Base Yr 2008



254 SW LEON SAULS Loop, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,485
TOTAL MARKET OB/XF VALUE		6,564
TOTAL LAND VALUE - MARKET		13,800
TOTAL MARKET VALUE		48,849
SOH/AGL Deduction		11,879
ASSESSED VALUE		36,970
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,970
TOTAL JUST VALUE		48,849
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
1131/0370	9/14/2007	WD	U	I		100
GRANTOR: CYNTHIA GRAVES (FKA)						
GRANTEE: HANNAH BOWEN HOLCOM						
0862/0179	5/15/1998	WD	U	I	03	0
GRANTOR: DICKS CYNTHIA S & ROY						
GRANTEE: DICKS CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S2 UCP= W20 S24 E20N24$ S26 E30 FOP= S12 E11 N12 W11$ E37 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	1990	1990	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	709.00	UT	1.12	1.12	100	1990	1990	3	100	794	
3	9945	Well/Sept	0	100	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,564

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	1.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	13,800							

REVIEW DATE 07/31/2017 BY BC Total Acres: 1.38 Total Land Value: 13,800 Market: 0 Agricultural: 0 Common: 13,800 PRINTED 11/09/2022