LOT 19 FRANK THOMAS S/D (UNREC).
COMM SE COR OF SW1/4 OF NE1/4, R
N 206 FT, E 548.32 FT FOR POB, C

ALLEN MICHAEL
2050 VALKARIA RD
GRANT VALKARIA, FL 32950

2026

01-2S-17-04659-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0			0	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	0	72.0000	43.20	0	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 0 HX Base Yr

340 NE PENOLA WAY, 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	0
TOTAL MARKET OB/XF VALUE	11,076
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	18,076
SOH/AGL Deduction	0
ASSESSED VALUE	18,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,076
TOTAL JUST VALUE	18,076
NCON VALUE	3,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050798	Electrical Servic	0	09/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/695	8/25/2023	WD	Q	I	05	30,000
GRANTOR: LANOUE ELAINE						
GRANTEE: ALLEN MICHAEL						
0920/2144	2/21/1998	WD	Q	I	01	100
GRANTOR: LENORA MANUSUTHAKIS						
GRANTEE: LARRY D OR ELAINE L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	15	24	360.00	UT	1.60	1.60	100	0	0	3	100	576	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,076

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	0		00	0.00	0.00	1.25	AC		1.00	1.00	1.00	5,600.00	5,600.00	7,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.25 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/18/2025 BY SYS