LOT 13 UNIT 2 CARTER ACRES S/D
473-460, 663-437, 758-745, QC 12

MAYO ROYCE G/MAYO NANCY JO
397 NW ORBISON DR
LAKE CITY, FL 32055

2025

01-3S-16-01910-045

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		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02

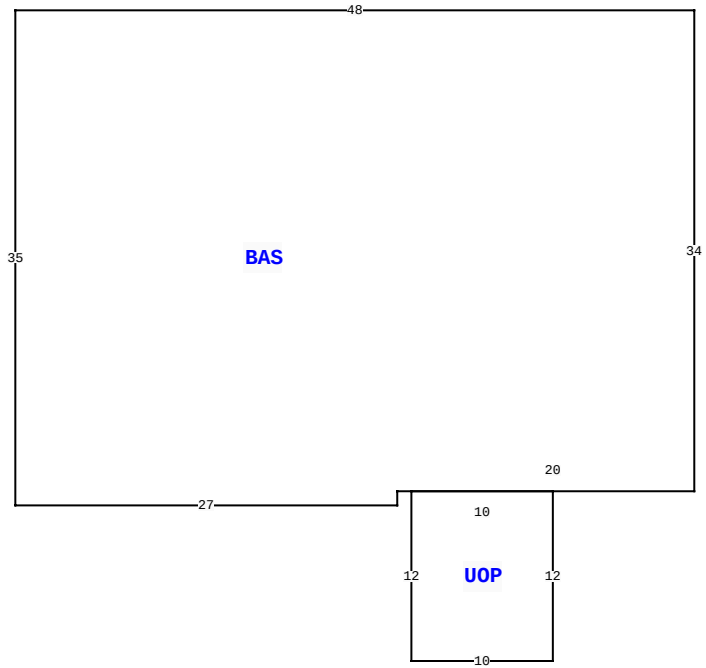
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100		1,659	34,693
UOP	120	25		30	627
TOTALS	1,779			1,689	35,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,689	87.1335	52.28	88,301	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 0 Heated Area: 1659 HX Base Yr



397 NW ORBISON DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,320
TOTAL MARKET OB/XF VALUE		19,340
TOTAL LAND VALUE - MARKET		37,030
TOTAL MARKET VALUE		91,690
SOH/AGL Deduction		29,745
ASSESSED VALUE		61,945
TOTAL EXEMPTION VALUE	HX HB BX SX	46,096
BASE TAXABLE VALUE		15,849
TOTAL JUST VALUE		91,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,053

XFOB:5:1: OLD MH
XFOB:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15522	M H	125	05/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1402/0856	12/19/2019	LE	U	I	14	100
GRANTOR: ROYCE G MAYO & NANCY						
GRANTEE: RENEE A ALEXANDER &						
1202/1685	10/05/2010	QC	U	I	11	100
GRANTOR: ROYCE G MAYO						
GRANTEE: ROYCE G & NANCY JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S35 E27 N1 E1 UOP= S12 E10 N12 W10$ E20 N34$.

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	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	25	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	40	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	50	2000	2000	3	50	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
8	0255	MBL HOME S	0	100	8	30	240.00	UT	1.00	1.00	100	2009	2009	3	100	240	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

TOTAL OB/XF 18,340

LAND DESCRIPTION

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	5.29	AC		1.00	1.00	1.00	7,000.00	7,000.00	37,030							

REVIEW DATE 05/04/2023 BY JB Total Acres: 5.29 Total Land Value: 37,030 Market: 0 Agricultural: 0 Common: 37,030 PRINTED 05/23/2025 BY SYS

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11	0255	MBL HOME S	0	100	40	24	1.00	UT	0.00	0.00	100	1973	1973	3	100	1,000	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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

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