

COMM SE COR OF SEC, N 52.91 FT T
W 1329.98 FT TO W LINE OF SE1/4
577.42 FT FOR POB, CONT N 276.09

LYONS KATHLEEN F/LYONS JENNIE F
2835 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00314-006



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		01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	12,013
BAS	960	100		960	56,533
UOP	120	25		30	1,767
TOTALS	1,284			1,194	70,313

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	21	1.00	UT	0.00	0.00	100	1993
2	0296	SHED METAL	0 100	16	24	1.00	UT	0.00	0.00	100	1993
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	6.01	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,194	113.9000	107.07	127,842	1997	1997	0	0	45.00	55.00
1 MANUF 1 100% - 2008 Heated Area: 1164 HX Base Yr 2008											
2835 SW MAYO RD, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
8,600											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,313	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		48,681	
TOTAL MARKET VALUE		127,594	
SOH/AGL Deduction		67,674	
ASSESSED VALUE		59,920	
TOTAL EXEMPTION VALUE		HX HB VX DX 44,920	
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		127,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,594	

SALE:2:1: HUSBAND TO WIFE \$.70 STAMPS			
PRMT:2:1: LYONS MH			
PRMT:1:1: B. TUCKER MH			
SALE:1:1: SALE IS FOR 6.01 AC OF VACANT LAND			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11520	M H	125	08/13/1996
11181	M H	125	05/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1142/0312	2/04/2008	QC	Q	I	01	100	
GRANTOR: SAMUEL J JR & KATHLEE							
GRANTEE: KATHLEEN LYONS & JE							
1120/0744	5/29/2007	QC	Q	I	01	100	
GRANTOR: SAMUEL J JR & KATHLEE							
GRANTEE: SAMUEL J JR & KATHL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W28 S24 E14 BAS= S12 E17 N12 W17\$ E26 N24 UOP= N10 W12 S10 E12\$ W12\$.											