

COMM SW COR OF SE1/4 OF NE1/4, R
POB, N 16 DEG W 534.26 FT, CONT
476.10 FT, S 39 DEG E 453.52 FT,

DIAZ CARLOS A/DIAZ MIGDALIA
715 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

02-3S-15-00141-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	4,673
BAS	1,568	100		1,568	43,616
FSP	504	40		202	5,619
TOTALS	2,240			1,938	53,908

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	20	20	400.00	UT	1.50	1.50	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.80	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,938	115.9000	69.54	134,769	1992	1992	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2022 Heated Area: 1736 HX Base Yr											
Diagram showing land parcels BAS and FSP with dimensions: 28, 14, 12, 42, 56.											
583 NW APOLLO DR, WELLBORN											

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

TOTAL OB/XF											
10,900											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				53,908				
TOTAL MARKET OB/XF VALUE				10,900				
TOTAL LAND VALUE - MARKET				63,800				
TOTAL MARKET VALUE				128,608				
SOH/AGL Deduction				18,055				
ASSESSED VALUE				110,553				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				110,553				
TOTAL JUST VALUE				128,608				
NCON VALUE				0				
INCOME VALUE				0				
PREVIOUS YEAR MKT VALUE				128,608				
LAND:1:1: LAKEFRONT PROPERTY								
XFOB:1:1: REDMAN MH								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2460		10/15/2021		WD	Q	I	01	80,000
GRANTOR: KELLER NELSON								
GRANTEE: DIAZ CARLOS A								
1338/0408		6/01/2017		WD	Q	I	01	50,000
GRANTOR: SHIRLEY TURNER								
GRANTEE: NELSON KELLER								

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S28 BAS= S12 E14 N12 W14\$ E14 FSP= S12 E42 N12 W42\$ E42 N28\$.											