COMM SE COR OF SEC, W 617.23 FT
NW ALONG R/W 1223.01 FT, W 927.3
CONT W 282 FT, N 309.54 FT, E 28

SAXON VERNA R
340 NW DAVID DR
LAKE CITY, FL 32055

2026

02-3S-16-01946-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

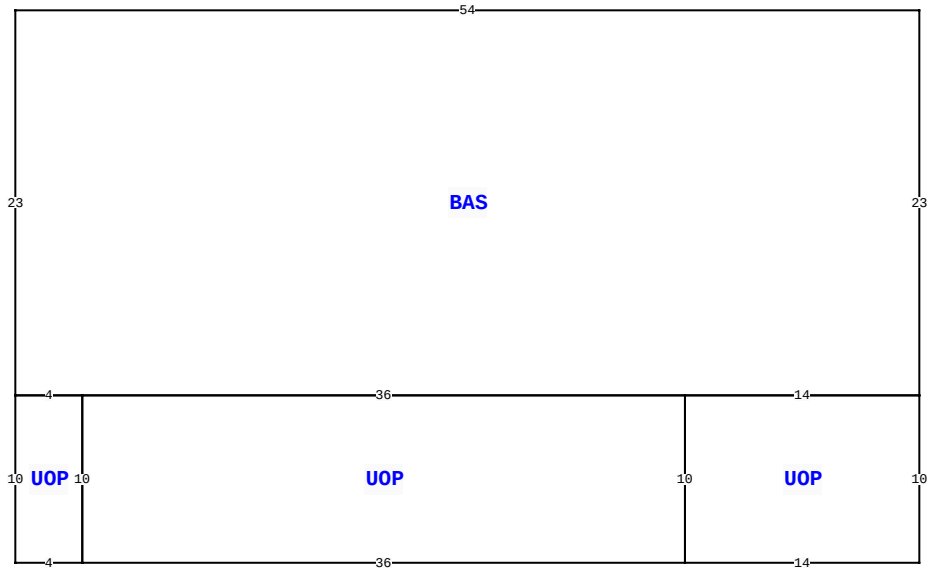
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100		1,242	92,015
UOP	40	25		10	741
UOP	140	25		35	2,593
UOP	360	25		90	6,668
TOTALS	1,782			1,377	102,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,377	115.9000	108.95	150,024	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 0 Heated Area: 1242 HX Base Yr



340 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,016
TOTAL MARKET OB/XF VALUE		19,590
TOTAL LAND VALUE - MARKET		26,390
TOTAL MARKET VALUE		147,996
SOH/AGL Deduction		60,826
ASSESSED VALUE		87,170
TOTAL EXEMPTION VALUE	HX HB 98	87,170
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,497

XFOB:1:1: BRIG M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29397	M H	375	05/13/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/194	2/22/2024	LE	U	I	14	100
GRANTOR: SAXON VERNA R						
GRANTEE: SAXON VERNA R (ENH						
1481/1807	12/19/2022	PB	U	I	14	100
GRANTOR: SAXON VERNA R						
GRANTEE: SAXON VERNA R (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S23 UOP= S10 E4 N10 W4$ E4 UOP= S10 E36 N10 W36$ E36
UOP= S10 E14 N10 W14$ E14 N23$.

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	0031	BARN,MT AE	0	100	24	32	768.00	UT	5.00	5.00	100	0	0	3	100	3,840	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2006	2006	3	50	150	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 19,590

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	2.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,390							

REVIEW DATE 05/08/2023 BY JB Total Acres: 2.03 Total Land Value: 26,390 Market: 0 Agricultural: 0 Common: 26,390 PRINTED 11/18/2025 BY SYS