

COMM SE COR OF SEC, RUN W 617.23
US-41, N ALONG R/W 430.98 FT TO
(NKA NW FLAMINGO GLN) RUN W ALON

MENDOZA ISMAEL/MARTINEZ DELMI A
17 LASSELL STREET #2
PORTLAND, ME 04102

2026

02-3S-16-01946-029



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	2316.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,195
UST	168	45		76	1,492

TOTALS	840			748	14,688
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
3	0030	BARN, MT	0	0	30	60	1,800.00	UT	15.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	200.00
5	0070	CARPORT UF	0	0	0	0	1.00	UT	300.00
6	0296	SHED METAL	0	0	0	0	1.00	UT	600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/M	82.00	310.00	2.00

REVIEW DATE 04/30/2025 BY JB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	748	81.8100	49.09	36,719	1981	1981	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr													
14 12 12 14 27 29 12 12 56													
UST													
BAS													
195 NW FLAMINGO GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU													

L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN, MT	0	0	30	60	1,800.00	UT	15.00	15.00	100	2026	2025		100	27,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
6	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/M	82.00	310.00	2.00

Total Acres: 2.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										14,688		
TOTAL MARKET OB/XF VALUE										35,200		
TOTAL LAND VALUE - MARKET										26,000		
TOTAL MARKET VALUE										75,888		
SOH/AGL Deduction										5,240		
ASSESSED VALUE										70,648		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										70,648		
TOTAL JUST VALUE										75,888		
NCON VALUE										28,100		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										47,788		
XFOB:1:1: AMERICAN M H												