COMM SW COR OF NW1/4 OF NW1/4, R
FOR POB, RUN N 131.25 FT, E 300.
OLD WIRE RD, S ALONG R/W 144.7 F

FIGUEREDO KERRY
16041 SW 154TH AVE
MIAMI, FL 33187

2026

02-6S-17-09535-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

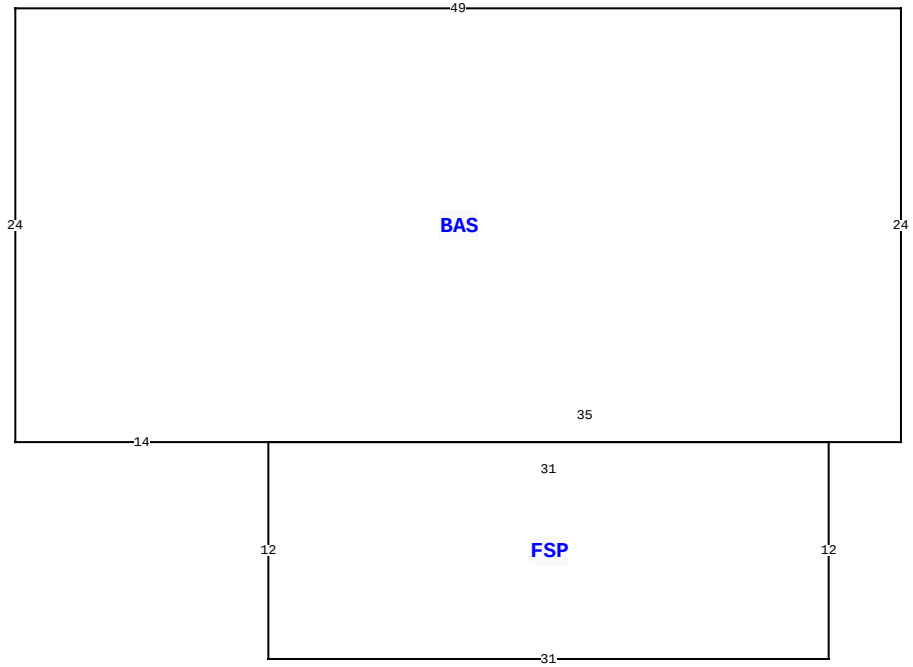
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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 02
NEIGHBORHOOD/LOC	2617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	60,890
FSP	372	40		149	7,715
TOTALS	1,548			1,325	68,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,325	114.8000	94.14	124,736	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1176 HX Base Yr



334 SE OCTOBER RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,605
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	14,840
TOTAL MARKET VALUE	91,845
SOH/AGL Deduction	0
ASSESSED VALUE	91,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,845
TOTAL JUST VALUE	91,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,845

PRMT:1:1: 24X48 94

SALE:1:1: 1.06 AC WITH MH

XFOB:1:1: VEGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8021	M H	125	01/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/1271	8/22/2025	WD	U	I	11	100
GRANTOR: FIGUEREDO KERRY						
GRANTEE: FIGUEREDO KERRY						
1479/252	11/08/2022	WD	Q	I	01	80,000
GRANTOR: MCFARLAND DONNA						
GRANTEE: FIGEUREDO KERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S24 E14 FSP= S12 E31 N12 W31$ E35 N24$.

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	0021	BARN,FR AE	0	0	20	20	400.00	UT	2.00	2.00	100	1994	1994	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,840							

REVIEW DATE 02/02/2023 BY CP Total Acres: 1.06 Total Land Value: 14,840 Market: 0 Agricultural: 0 Common: 14,840 PRINTED 11/17/2025 BY SYS