LOT 13 SUZANNE S/D UNIT 2.
682-222, WD 1377-2642,

KIMBRIL KAREN
232 SE OPAL WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-047

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

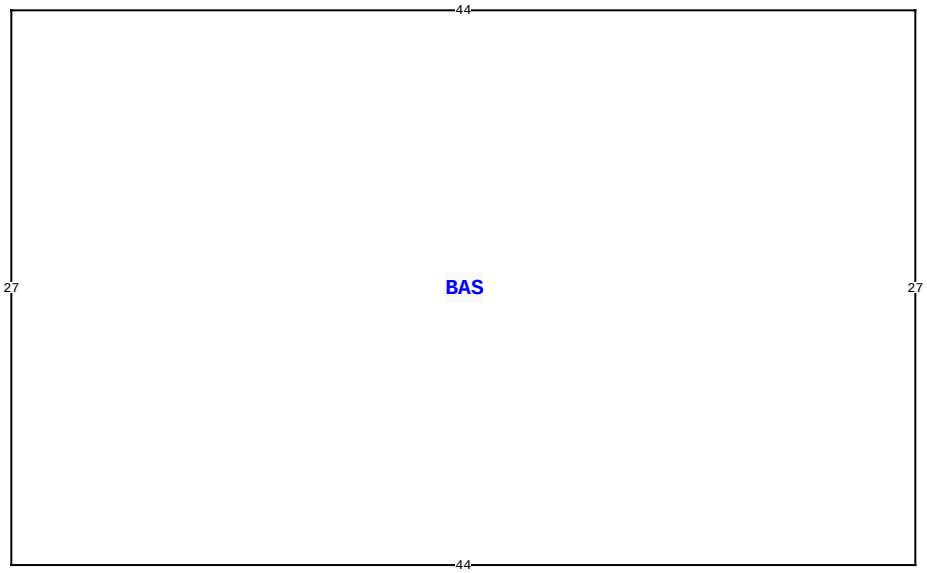
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,959
TOTALS	1,188			1,188	69,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1188 HX Base Yr 2020



232 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		69,959
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		92,409
SOH/AGL Deduction		38,054
ASSESSED VALUE		54,355
TOTAL EXEMPTION VALUE	HX HB	29,355
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,195

PRMT:1:1: 28X62 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21382	M H	250	12/23/2003
7621	M H	60	09/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/2642	2/07/2019	WD	U	I	11	100
GRANTOR: EDWARD KIMBRIL						
GRANTEE: KAREN KIMBRIL						
0682/0222	4/11/1989	WD	Q	I		22,600
GRANTOR: MENENDEZ LUIS						
GRANTEE: KIMBRIL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	50	2004	2004	3	50	900	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/19/2025 BY SYS