LOT 12 PLANTATION PARK S/D.
783-251, 832-194, 846-1521, 868-

DOWNS DAVID SCOTT
373 SW KIMDALE LOOP
LAKE CITY, FL 32024

**2026**

**03-5S-16-03457-012**

## BUILDING CHARACTERISTICS

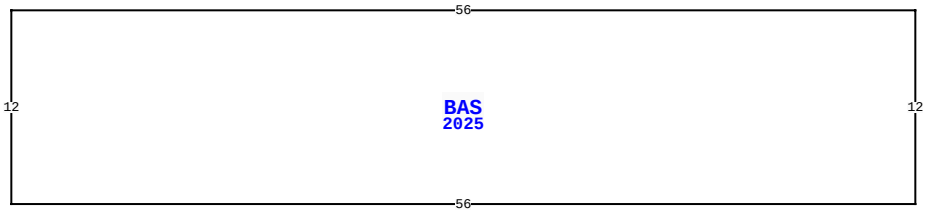
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 01 |
| NEIGHBORHOOD/LOC | 3516.0400 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | 2025 | 672 | 18,628 |
| TOTALS | 672 | | | 672 | 18,628 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 115.5000 | 69.30 | 46,570 | 1982 | 1982 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr




375 SW KIMDALE LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 18,628 |
| TOTAL MARKET OB/XF VALUE | 8,400 |
| TOTAL LAND VALUE - MARKET | 22,000 |
| TOTAL MARKET VALUE | 49,028 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 49,028 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,028 |
| TOTAL JUST VALUE | 49,028 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 49,028 |

SALE:4:1: WD REPLACING AG - LENVIL HOLDING MTG
SALE:3:1: LOT 12 PLANTATION PK
SALE:2:1: SW MH INCL
LAND:1:1: 1.67 AC LOW AREA

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049066 | Mobile Home | | 02/07/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1527/2087 | 11/18/2024 | WD | U | I | 30 | 117,000 |
| GRANTOR: FLYGUYDON, LLC | | | | | | |
| GRANTEE: DOWNS DAVID SCOTT | | | | | | |
| 1502/1925 | 11/07/2023 | WD | U | V | 11 | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,16] E56 S12 W56 N12 $
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## 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 10 | 18 | 1.00 | UT | 2,700.00 | 2,700.00 | 100 | 2025 | 2024 | | 100 | 2,700 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 1.00 | UT | 2,700.00 | 2,700.00 | 100 | 2025 | 2024 | | 100 | 2,700 | |

## 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 | 0700 | C | MISC RES | 0 | | 00 | 169.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |

REVIEW DATE 12/10/2024 BY TP Total Acres: 1.05 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/19/2025 BY SYS