LOT 20 PLANTATION PARK S/D.
ORB 764-1295, 765-1622,

SANCHEZ MARIANO JR
194 SW KIMDALE LP
LAKE CITY, FL 32024

2025

03-5S-16-03457-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

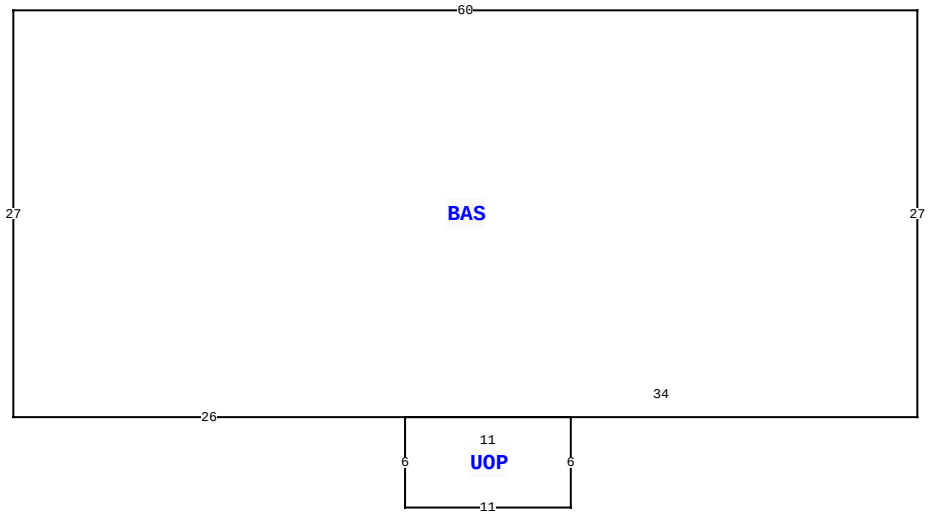
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	34,871
UOP	66	25		16	344
TOTALS	1,686			1,636	35,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,636	107.9000	61.50	100,614	1985	1985	0	0	0	65.00	35.00

1 MOBILE HME – 100% - 2021 Heated Area: 1620 HX Base Yr 2021



194 SW KIMDALE LOOP, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,215
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		65,415
SOH/AGL Deduction		23,499
ASSESSED VALUE		41,916
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,916
TOTAL JUST VALUE		65,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,178

SALE:2:1: INCLUDED MH

LAND:1:1: 0.70 AC

XFOB:1:1: CRAN ID#GDLCFL07757558A & B ON DEED

SALE:1:1: REPO INCLUDED MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0884	7/17/2019	QC	U	I	11	100
GRANTOR: ROBERT A & HERCILIA D						
GRANTEE: MARIANO SANCHEZ JR						
0764/1295	9/08/1992	WD	U	I	11	12,000
GRANTOR: JOSEPH B LEON						
GRANTEE: LENVIL DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E26 UOP= S6 E11 N6 W11$ E34 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	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 4,200

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		00	160.00	190.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 10/08/2019 BY KR Total Acres: 0.70 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 04/24/2025 BY SYS