

BINNEY REBECCA I
313 SW MABREY GLN
LAKE CITY, FL 32024

2025

04-4S-16-02771-000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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 Units	01	CONV 100 0 100			
Condition Adj	01	01 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	4416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	13,109
TOTALS	1,344			1,344	13,109

EXTRA FEATURES															
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	0190	FPLC PF	0	0	0	0	1.00 UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200
2	9945	Well/Sept	0	0	0	0	1.00 UT	7,000.00	7,000.00	100			3	100	7,000
3	9947	Septic	0	0	0	0	1.00 UT	3,000.00	3,000.00	100			3	100	3,000
4	0255	MBL HOME S	0	0	0	0	1.00 UT	500.00	500.00	100	2023	2022		100	500
5	0296	SHED METAL	0	0	0	0	1.00 UT	1,500.00	1,500.00	100	2023	2022		100	1,500

LAND DESCRIPTION															TOTAL OB/XF										13,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	16,000																	
2	0200	C	MBL HM			A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	8,000																	
3	9630	C	SWAMP			00	0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200																	

REVIEW DATE	10/09/2023	BY	KS	Total Acres: 5.00	Total Land Value: 24,200	Market: 0	Agricultural: 0	Common: 24,200	PRINTED 06/20/2025 BY SYS									
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,344	81.2880	48.77	65,547	1988	1988	0	0	20	60.00	20.00

3 MOBILE HME - 0% - 0													Heated Area: 1344													HX Base Yr													
BAS																																							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/10/2025	MLU

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 2					Tax Dist:					
BUILDING MARKET VALUE					13,109					
TOTAL MARKET OB/XF VALUE					13,200					
TOTAL LAND VALUE - MARKET					24,200					
TOTAL MARKET VALUE					50,509					
SOH/AGL Deduction					4,069					
ASSESSED VALUE					46,440					
TOTAL EXEMPTION VALUE					0					
BASE TAXABLE VALUE					46,440					
TOTAL JUST VALUE					50,509					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					42,218					
SALE:6:1:										
SALE:5:1:										
SALE:4:1:										
SALE:3:1: 5 ACRES										
PERMIT NUM	DESCRIPTION				AMT				ISSUED	
17703	M H				125				12/01/2000	
7698	M H				60				10/15/1993	
7542	PUMP/UTPOL				25				09/01/1993	
SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	I	V I	RSN CD	SALE PRICE	
0831/0546		11/21/1996		QC	Q	Q	I	01	0	
GRANTOR: LAURA VOGEL										
GRANTEE: REBECCA BINNEY										
0812/0107		4/04/1995		QC	Q	Q	I	01	0	
GRANTOR: LAURA M VOGEL										
GRANTEE: LAURA M VOGEL & REB										
BUILDING NOTES										
BUILDING DIMENSIONS										
BAS= W56 S24 E56 N24\$.										