THE E 446.41 FT OF W 1339.22 FT
NW1/4 LYING N OF CR-252, EX RD R
SW COR.

ROBERTS MICHAEL JR
320 SW MABRY GLN
LAKE CITY, FL 32024

**2025**

**04-4S-16-02772-005**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |

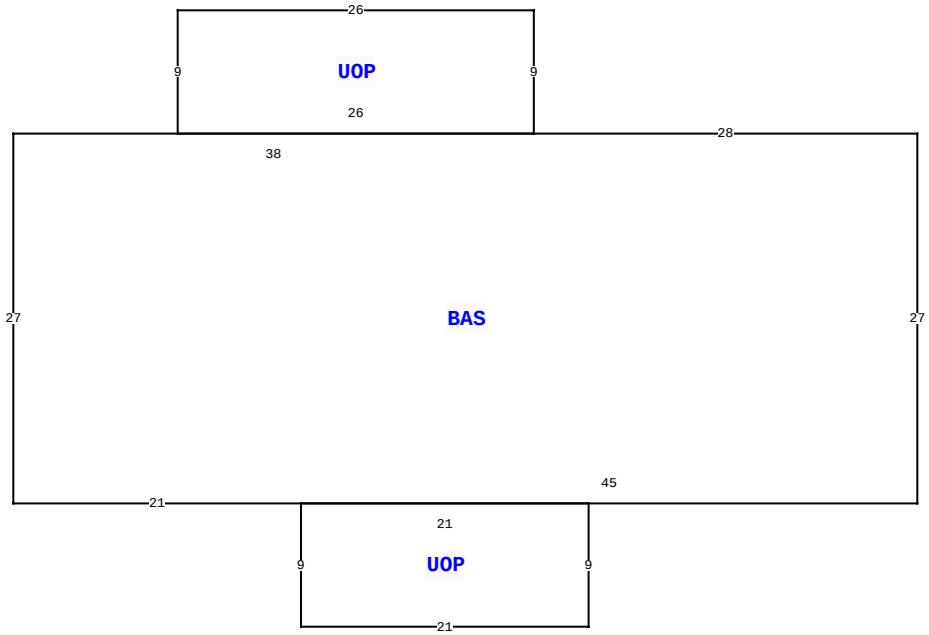
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 4416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | | 1,782 | 39,225 |
| UOP | 189 | 25 | | 47 | 1,034 |
| UOP | 234 | 25 | | 58 | 1,277 |
| TOTALS | 2,205 | | | 1,887 | 41,537 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,887 | 91.7100 | 55.03 | 103,842 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME – 100% - 2025 Heated Area: 1782 HX Base Yr 2025




320 SW MABREY GLN, LAKE CITY

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 41,537 |
| TOTAL MARKET OB/XF VALUE | | 42,000 |
| TOTAL LAND VALUE - MARKET | | 8,840 |
| TOTAL MARKET VALUE | | 92,377 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 92,377 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 41,655 |
| TOTAL JUST VALUE | | 92,377 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 81,501 |

SALE:1:1: 4.42 AC & HOUSE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042182 | Storage Building | 28,836 | 06/21/2021 |
| 000041710 | Electrical Servic | 0 | 04/09/2021 |
| 36241 | M H | 685 | 01/24/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1350/1101 | 12/20/2017 | QC | U | V | 11 | 100 |
| GRANTOR: J LINDSEY ROBERTS & S | | | | | | |
| GRANTEE: MICHAEL ROBERTS JR | | | | | | |
| 1273/0098 | 3/25/2014 | WD | U | I | 30 | 100 |
| GRANTOR: J LINDSEY ROBERTS & S | | | | | | |
| GRANTEE: J LINDSEY ROBERTS & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W28 UOP= N9 W26 S9 E26$ W38 S27 E21 UOP= S9 E21 N9 W21$ E45 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 | 2018 | 2018 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 4,500.00 | 4,500.00 | 100 | 2021 | 2021 | | 100 | 4,500 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,700.00 | 1,700.00 | 100 | 2021 | 2021 | | 100 | 1,700 | |
| 5 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 27,000.00 | 27,000.00 | 100 | 2021 | 2021 | | 100 | 27,000 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | | 100 | 300 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | | 100 | 300 | |

### LAND DESCRIPTION

TOTAL OB/XF 42,000

| 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 | | 00 | 0.00 | 0.00 | 4.42 | AC | | 1.00 | 1.00 | 0.20 | 10,000.00 | 2,000.00 | 8,840 | | | | | | | |

REVIEW DATE 10/06/2023 BY KS Total Acres: 4.42 Total Land Value: 8,840 Market: 0 Agricultural: 0 Common: 8,840 PRINTED 06/20/2025 BY SYS