

COMM SW COR OF NW1/4, RUN N 775.
FOR POB, CONT E 225.0 FT, N 315.
FT, S 315.51 FT TO POB. (AKA LOT

SOLOMON CRAIG/SOLOMON HOWARD
272 NW IVY GLN
LAKE CITY, FL 32055

2026

05-3S-17-04843-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,823
UOP	192	25		48	1,082
UOP	252	25		63	1,420

TOTALS	1,368			1,035	23,325
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0296	SHED METAL	0 100	10	20	1.00	UT	0.00	
2	0166	CONC, PAVMT	0 100	10	22	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0081	DECKING WI	0 100	10	37	370.00	UT	12.00	
5	0040	BARN, POLE	0 100	7	22	154.00	UT	3.00	
6	0040	BARN, POLE	0 100	10	38	380.00	UT	3.00	
7	0040	BARN, POLE	0 100	38	18	684.00	UT	3.00	
8	0252	LEAN-TO W/	0 100	13	20	260.00	UT	2.50	
9	0294	SHED WOOD/	0 100	8	12	96.00	UT	14.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	1.62

REVIEW DATE	08/10/2015	BY	DF
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,035	93.9000	56.34	58,312	1984	1995		0	0	60.00	40.00	
1 MOBILE HME 100% - 2005 Heated Area: 924 HX Base Yr 2005													

272 NW IVY GLN, LAKE CITY				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBJ/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
370.00	UT	12.00	12.00	100	2008	2008	3	100	4,440	
154.00	UT	3.00	3.00	100	2008	2008	3	100	462	
380.00	UT	3.00	3.00	100	2008	2008	3	100	1,140	
684.00	UT	3.00	3.00	100	2008	2008	3	100	2,052	
260.00	UT	2.50	2.50	100	2008	2008	3	100	650	
96.00	UT	14.00	14.00	100	2008	2008	3	100	1,344	

TOTAL OB/XF													
17,738													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		00	0.00	0.00	1.62	AC		1.00	1.00

Total Acres:	1.62	Total Land Value:	19,440	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				23,325			
TOTAL MARKET OB/XF VALUE				17,738			
TOTAL LAND VALUE - MARKET				19,440			
TOTAL MARKET VALUE				60,503			
SOH/AGL Deduction				10,822			
ASSESSED VALUE				49,681			
TOTAL EXEMPTION VALUE				HX HB 25,000			
BASE TAXABLE VALUE				24,681			
TOTAL JUST VALUE				60,503			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				60,503			