LOT 5 CARTER PLACE S/D (UNR) DES
COR OF NW1/4 OF NW1/4, N 9.28 FT
LOT 2 CARTERS PLACE, E 360.32 FT

CINERA GROUP LLC
340 NW OLIVE GLN
LAKE CITY, FL 32055

2026

05-3S-17-04843-045

BUILDING CHARACTERISTICS

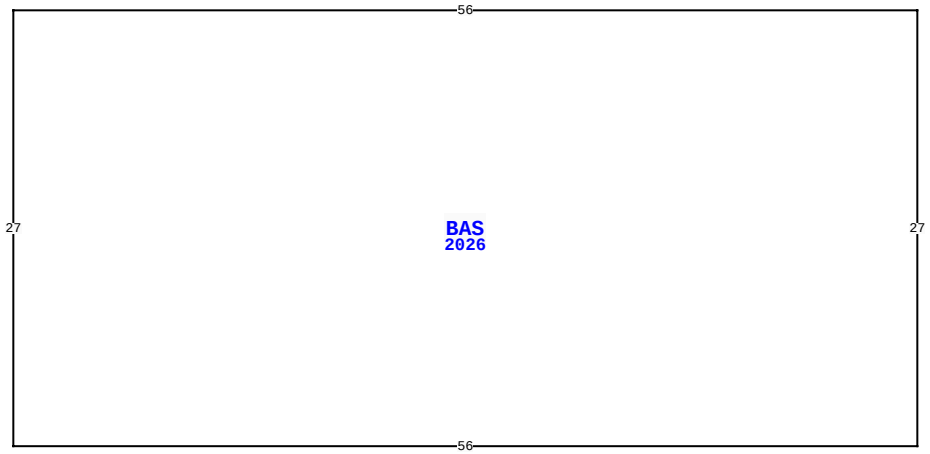
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	135,899
TOTALS	1,512			1,512	135,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	113.0000	92.66	140,102	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr



419 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,899
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	15,150
TOTAL MARKET VALUE	158,049
SOH/AGL Deduction	0
ASSESSED VALUE	158,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,049
TOTAL JUST VALUE	158,049
NCON VALUE	142,899
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053489	Mobile Home		06/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1119	6/18/2024	WD	Q	V	01	99,000

GRANTOR: BASS ERNEST L

GRANTEE: CINERA GROUP LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] E56 S27 W56 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0					1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							

REVIEW DATE 07/10/2025 BY randall Total Acres: 1.01 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/17/2025 BY SYS