THE N 132.58 FT OF S 1060.65 FT OF SE1/4 OF NE1/4, EX RD R/W (AK

BRUSH MARGARET R/HAYES NICOLE R BRUSH
232 SW VISTA TER
LAKE CITY, FL 32024

2026

05-4S-16-02773-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

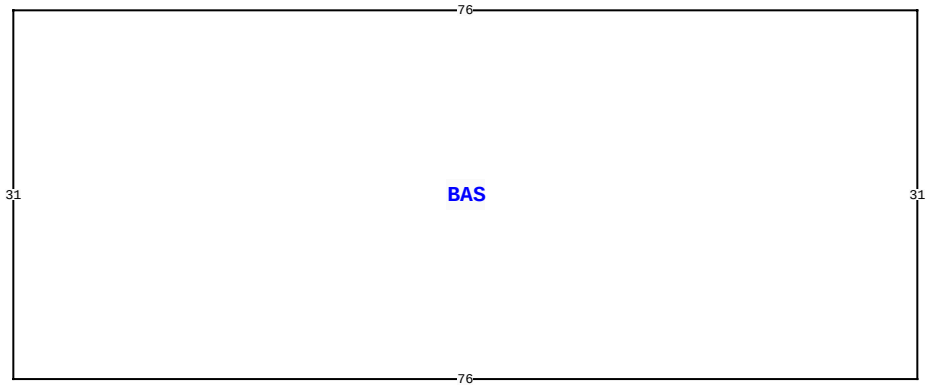
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	190,364
TOTALS	2,356			2,356	190,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	102.3300	96.19	226,624	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 1999 Heated Area: 2356 HX Base Yr 1999



232 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,364
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		14,706
TOTAL MARKET VALUE		212,820
SOH/AGL Deduction		102,795
ASSESSED VALUE		110,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,303
TOTAL JUST VALUE		212,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,353

XFOB:1:1: MALAB M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35385	M H	0	06/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/1783	3/03/1998	QC	Q	V	01	100

GRANTOR: M BABINEC

GRANTEE: MARGARET & NICOLE B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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		RSF/MH	0.00	0.00	0.43	AC		1.00	1.00	1.14	15,000.00	17,100.00	7,353							
2	0000	C	VAC RES	100			0.00	0.00	0.43	AC		1.00	1.00	1.14	15,000.00	17,100.00	7,353							

REVIEW DATE 09/27/2023 BY JB Total Acres: 0.86 Total Land Value: 14,706 Market: 0 Agricultural: 0 Common: 14,706 PRINTED 11/07/2025 BY SYS