THE W 232 FT OF NE1/4 OF SE1/4 O
THE W 195.98 FT OF N1/2 OF SE1/4
NW1/4.

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32055

2026

06-5S-16-03480-007

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 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

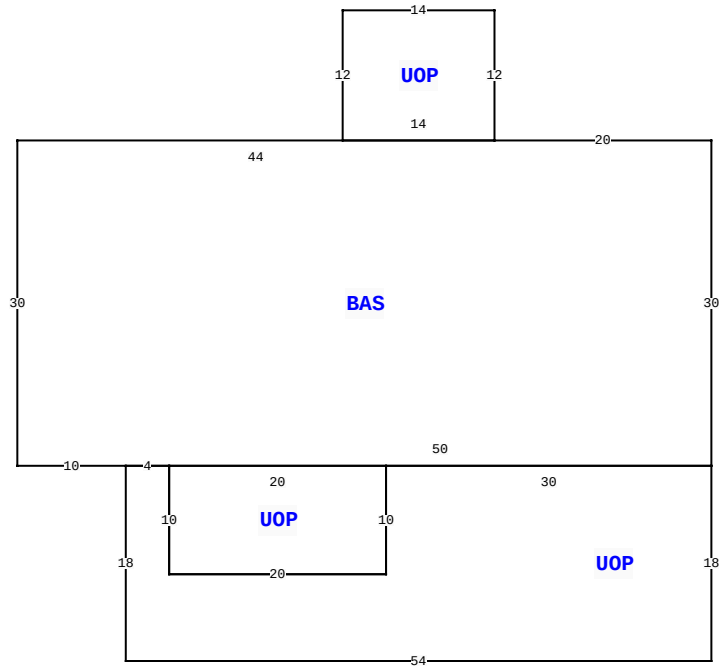
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	19,858
UOP	168	25		42	434
UOP	200	25		50	517
UOP	772	25		193	1,996
TOTALS	3,060			2,205	22,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,205	82.0800	49.25	108,596	2006	2006	0	0	30	49.00	21.00

2 MOBILE HME 0% - 0 Heated Area: 1920 HX Base Yr



260 SW BARRS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,805
TOTAL MARKET OB/XF VALUE	14,560
TOTAL LAND VALUE - MARKET	40,400
TOTAL MARKET VALUE	77,765
SOH/AGL Deduction	0
ASSESSED VALUE	77,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,765
TOTAL JUST VALUE	77,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,023

XFOB:1:1: CHAD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050064	Roof Replacement	9,930	06/06/2024
24429	M H	275	04/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD	U	I	30	100
GRANTOR: JOHN W & DANETTE O'NE						
GRANTEE: O'NEAL PROPERTIES L						
1291/0134	3/16/2015	QC	U	I	11	50,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: JOHN W & DANETTE O'						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N12 W14 S12 E14$ W44 S30 E10 UOP= S18 E54 N18 W30 S10 W20 N10 W4 $ E4 UOP= S10 E20 N10 W20$ E50 N30$.

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	0040	BARN,POLE	0	0	24	36	744.00	UT	5.00	5.00	50	0	0	3	50	1,860	
2	0031	BARN,MT AE	0	0	20	22	640.00	UT	2.50	2.50	50	2007	2007	3	50	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
9	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,560

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		A-1	0.00	0.00	5.05	AC		1.00	1.00	0.80	10,000.00	8,000.00	40,400							

REVIEW DATE 06/17/2024 BY JS Total Acres: 5.05 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 11/18/2025 BY SYS