W 330.84 FT OF S 440 FT OF W3/4
NW1/4 EX THE S 20 FT.

COLOMBARONI DONALD/OSBORN LAURIE
55 N 20 AVE
MANVILLE, NJ 08835

2026

06-5S-17-09128-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

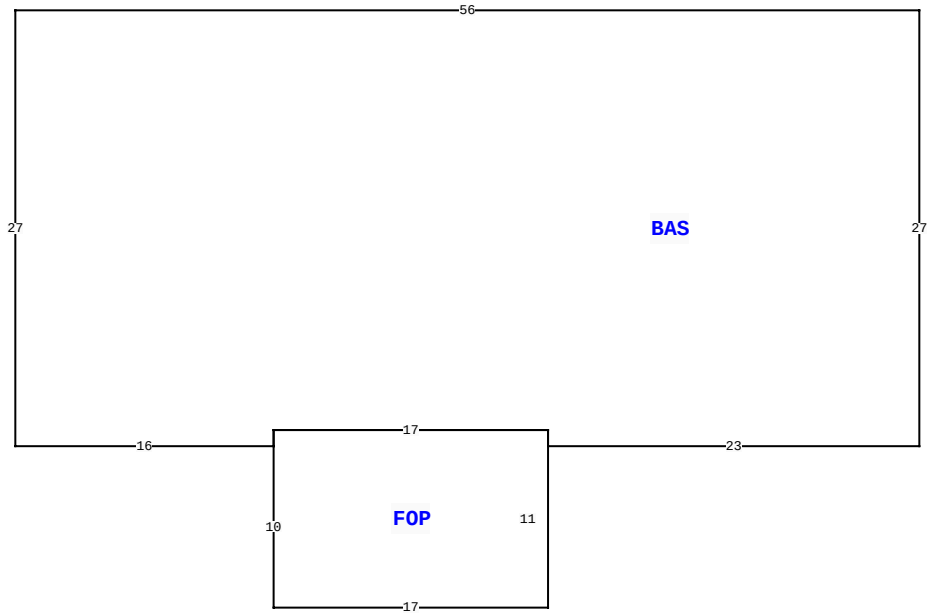
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100		1,495	88,729
FOP	187	35		65	3,858
TOTALS	1,682			1,560	92,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	114.8000	107.91	168,340	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1495 HX Base Yr



307 SW BEASLEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,587
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	28,710
TOTAL MARKET VALUE	132,497
SOH/AGL Deduction	0
ASSESSED VALUE	132,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,497
TOTAL JUST VALUE	132,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/2390	3/05/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DONAL						
GRANTEE: COLOMBARONI DONALD						
0924/0038	3/30/2001	WD	Q	I		57,000
GRANTOR: CARL BULLARD JR						
GRANTEE: DONALD COLOMBARONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 FOP= S10 E17 N11 W17 S1$ N1 E17 S1 E23 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0070	CARPORT UF	0	0	12	32	1.00	UT	0.00	0.00	100	1990	1990	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	27	27	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
5	0296	SHED METAL	0	0	24	26	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	3.19	AC		1.00	1.00	1.00	9,000.00	9,000.00	28,710							

REVIEW DATE 07/26/2017 BY DF Total Acres: 3.19 Total Land Value: 28,710 Market: 0 Agricultural: 0 Common: 28,710 PRINTED 11/07/2025 BY SYS