LOT 6 GRASSLAND ACRES S/D.
786-2013, 786-2016, 817-023, 835

TORRES DIRCEU/CURRIE MICHELLE
480 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

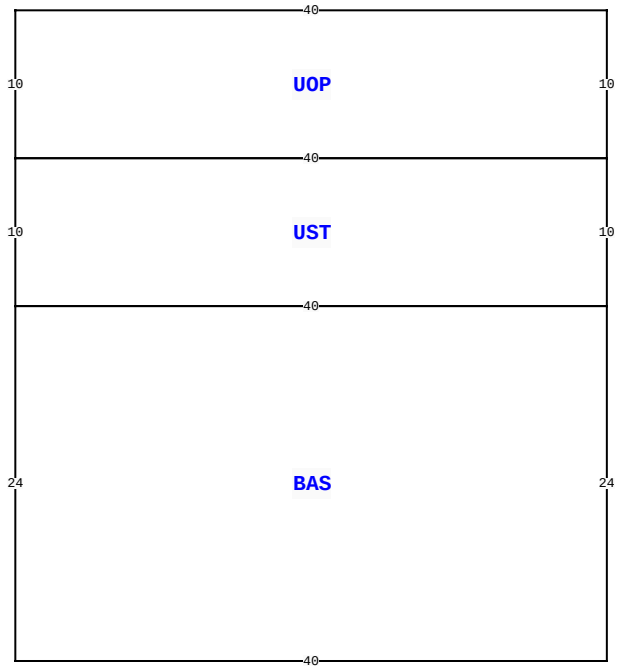
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	7516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	15,575
UOP	400	25		100	1,622
UST	400	45		180	2,920
TOTALS	1,760			1,240	20,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,240	67.6080	40.56	50,294	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 960 HX Base Yr 2024



480 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,118
TOTAL MARKET OB/XF VALUE		8,050
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		83,168
SOH/AGL Deduction		35,457
ASSESSED VALUE		47,711
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,711
TOTAL JUST VALUE		83,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,168

PRMT:1:1: LOT 6 MH - D. CRAWFORD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11052	M H	125	04/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/408	5/25/2023	WD	Q	I	01	99,000
GRANTOR: PEREA JASON						
GRANTEE: TORRES DIRCEU						
1259/1428	8/07/2013	WD	U	I	12	30,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JASON & LANA PEREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$ UST= N10 UOP= N10 W40 S10 E40$ W40 S10E40$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,050

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/25/2023 BY ME Total Acres: 5.96 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS