

MANORA SUPARUDEE
475 SW LEONARD TER
LAKE CITY, FL 32024-1945

08-4S-16-02815-024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 VINYL SID 100										0201 02 1,248 115.9000 108.95 135,970 2000 2000 0 0 45.00 55.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 MANUF 1 100% - 2015 Heated Area: 1248 HX Base Yr 2015										BUILDING MARKET VALUE 74,784									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 9,050									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 22,800									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 106,634									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 53,096									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 53,538									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB SX 53,538									
Bedrooms										3 100										BASE TAXABLE VALUE 0									
Bathrooms										2 100										TOTAL JUST VALUE 106,634									
Stories										1. 1. 100										NCON VALUE 0									
Architectual Units 01 CONV 100																				INCOME VALUE									
Condition Adj 03 03 100																				PREVIOUS YEAR MKT VALUE 106,634									
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 0200 MOBILE HOME																													
MAP NUM										MKT AREA 01																			
NEIGHBORHOOD/LOC 7416.0100 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,248 100 1,248 74,784																													
TOTALS 1,248 1,248 74,784																													
EXTRA FEATURES										475 SW LEONARD TER, LAKE CITY																			
L N 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 0.00 0.00 100 2000 2000 3 100 150																													
2 0285 SALVAGE 0 100 0 0 1.00 UT 0.00 0.00 100 2006 2006 3 100 100																													
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 3 100 200																													
5 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 600																													
6 0070 CARPORT UF 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2025 2024 100 1,000																													
LAND DESCRIPTION										TOTAL OB/XF 9,050																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.52 AC 1.00 1.00 1.00 15,000.00 15,000.00 22,800																													
REVIEW DATE 03/04/2024 BY JB										Total Acres: 1.52 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800										PRINTED 10/03/2025 BY SYS									