BEG AT SW COR OF LOT 28, THE HUN
N TO THE W LINE OF LOT 28 287.69
FT, S 24.65 FT, E 75.41 FT, S 23

TYRE JUSTIN/BARRY KENDALL
438 SW SEVILLE PLACE
LAKE CITY, FL 32024

2026

08-5S-16-03491-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

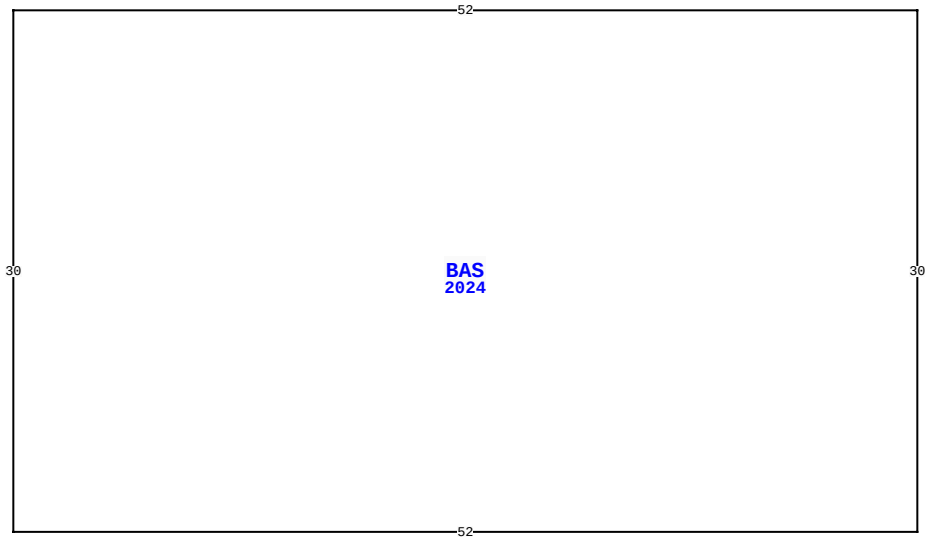
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2024	1,560	170,024
TOTALS	1,560			1,560	170,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	113.5000	112.36	175,282	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2025 Heated Area: 1560 HX Base Yr 2025



438 SW SEVILLE PL, 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		170,024
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		205,024
SOH/AGL Deduction		0
ASSESSED VALUE		205,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,302
TOTAL JUST VALUE		205,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047804	Mobile Home		08/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/30	6/08/2023	WD	Q	V	04	30,000

GRANTOR: BARRY JUANITA GAYLE

GRANTEE: TYRE JUSTIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,8] E52 S30 W52 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/21/2025 BY SYS