COMM AT SW COR OF SEC, E ALONG S
TO POB, N 660 FT, E 660 FT, S 66
TO POB.

PEREGRINO JOHN/SOUZA LILLIAN T
1090 SW TOMPKINS ST
LAKE CITY, FL 32024

2026

09-4S-16-02823-005

BUILDING CHARACTERISTICS

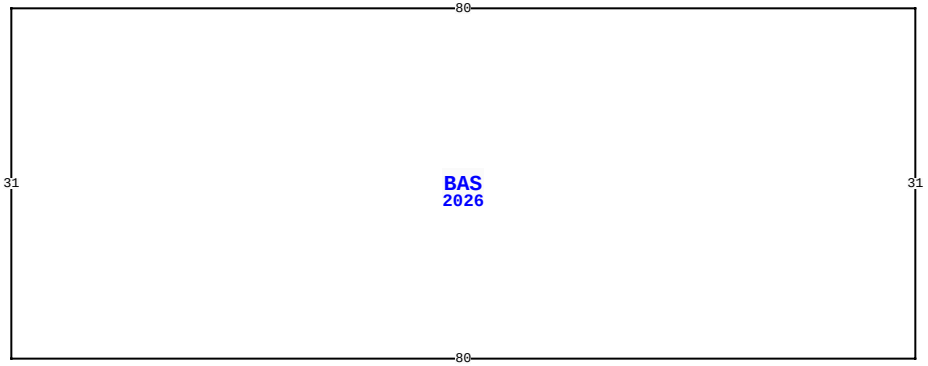
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2026	2,480	300,397
TOTALS	2,480			2,480	300,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,480	120.0000	123.60	306,528	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 2480 HX Base Yr



943 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	300,397
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	390,397
SOH/AGL Deduction	0
ASSESSED VALUE	390,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,397
TOTAL JUST VALUE	390,397
NCON VALUE	300,397
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051433	Mobile Home		11/07/2024
000050626	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/624	6/27/2024	WD	Q	V	01	80,000

GRANTOR: BRANNAKA CHARLES D

GRANTEE: PEREGRINO JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,12] E80 S31 W80 N31 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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					10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/11/2025 BY SYS