LOT 32 PARNELL HILLS S/D UNIT 1.
PB 1466-1484, PB 1467-636, WD 14

AMARU ESHU XI
GENERAL DELIVERY
LAKE CITY, FL 32055

2026

10-3S-16-02055-032

BUILDING CHARACTERISTICS

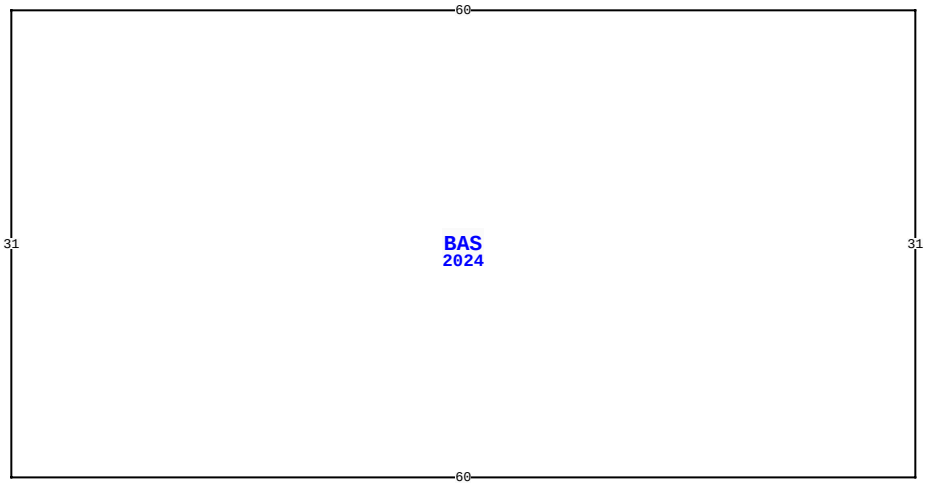
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	10316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	202,720
TOTALS	1,860			1,860	202,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	113.5000	112.36	208,990	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2024 Heated Area: 1860 HX Base Yr



251 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	202,720
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	30,303
TOTAL MARKET VALUE	240,023
SOH/AGL Deduction	0
ASSESSED VALUE	240,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,023
TOTAL JUST VALUE	240,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047449	Mobile Home		06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/294	4/25/2023	WD	Q	V	03	38,000
GRANTOR: FREEDOM LOTS USA LLC						
GRANTEE: AMARU ESHU XI						
1469/891	6/16/2022	WD	U	V	37	22,000
GRANTOR: CLARK VICTORIA B						
GRANTEE: FREEDOM LOTS USA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,10] E60 S31 W60 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
1	9945	Well/Sept	0	0	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	0		RSF/MH	150.00	556.00	4.81	AC		1.00	1.00	0.90	7,000.00	6,300.00	30,303							

REVIEW DATE 12/04/2023 BY RP Total Acres: 4.81 Total Land Value: 30,303 Market: 0 Agricultural: 0 Common: 30,303 PRINTED 10/10/2025 BY SYS