COMM NE COR OF SE1/4 OF SW1/4, W
312.91 FT, W 464.85 FT FOR POB,
W LINE OF OF SE1/4 OF SW1/4, N 3

REINA AMAURY/REINA NORMA
730 SW PRAIRIE ST
LAKE CITY, FL 32024

2026

10-4S-16-02856-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

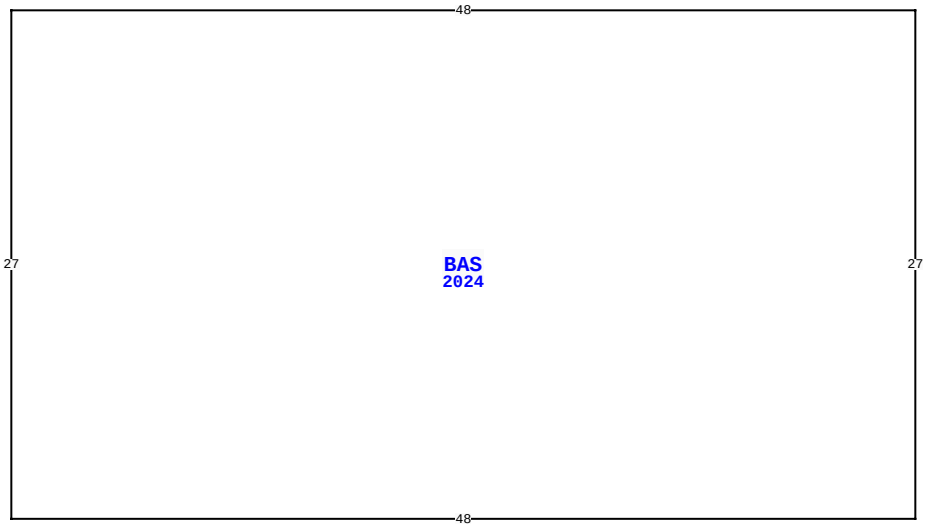
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	115,039
TOTALS	1,296			1,296	115,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.5000	112.36	145,619	2015	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2024 Heated Area: 1296 HX Base Yr 2024



730 SW PRAIRIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,039
TOTAL MARKET OB/XF VALUE		18,600
TOTAL LAND VALUE - MARKET		13,065
TOTAL MARKET VALUE		146,704
SOH/AGL Deduction		0
ASSESSED VALUE		146,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,982
TOTAL JUST VALUE		146,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045883	Mobile Home		11/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/938	1/11/2024	WD	U	I	11	100
GRANTOR: GOODSON MARK S						
GRANTEE: REINA AMAURY						
1472/2211	8/02/2022	WD	Q	V	01	70,000
GRANTOR: NORRIS MELVA						
GRANTEE: GOODSON MARK S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,13] E48 S27 W48 N27 $
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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	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 18,600

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		RSF/MH	0.00	0.00	2.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	13,065							

REVIEW DATE 01/24/2024 BY JB Total Acres: 2.01 Total Land Value: 13,065 Market: 0 Agricultural: 0 Common: 13,065 PRINTED 11/18/2025 BY SYS