LOT 19 CHIPDALE ESTATES.

ORB 791-1006, 918-2151,

THROOP JASON A
1941 SW CR-252B
LAKE CITY, FL 32024

2025

10-4S-16-02862-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

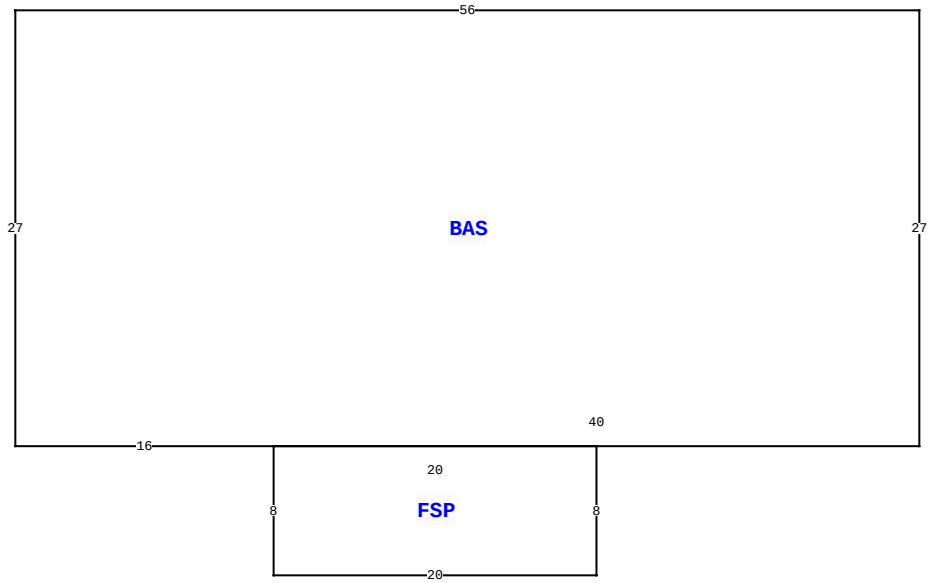
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
FSP	160	40		64	3,769
TOTALS	1,672			1,576	92,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,576	113.9000	107.07	168,742	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 1512 HX Base Yr



1941 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,808
TOTAL MARKET OB/XF VALUE	9,390
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	120,698
SOH/AGL Deduction	34,118
ASSESSED VALUE	86,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,580
TOTAL JUST VALUE	120,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,781

SALE:1:1: LOT 19 CHIPDALE ESTATES WITH 1994 MOBILE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1198/2337	8/02/2010	WD	Q	I	01	64,000
GRANTOR: MICHAEL R MITSEFF						
GRANTEE: JASON A THROOP						
1014/0038	4/30/2004	WD	Q	I		60,000
GRANTOR: LLOYD ADAMS						
GRANTEE: MICHAEL R MITSEFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 FSP= S8 E20N8 W20$ E40 N27$.

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	0166	CONC,PAVMT	0	0	3	20	60.00	UT	1.50	1.50	100	0	0	3	100	90	
2	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	50	2007	2007	3	50	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,390

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/17/2025 BY SYS