LOT 27 COLUMBIA CITY HOMESITES U
890-2017, 905-1953, WD 1450-2678

KANACHERIL HOLDINGS INC
P O BOX 8629
POMPANO BEACH, FL 33075

2026

10-5S-16-03507-127

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

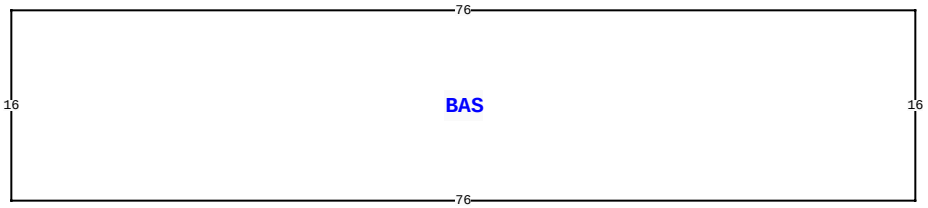
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
TOTALS	1,216			1,216	33,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	113.9000	68.34	83,101	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1216 HX Base Yr



8670 SW STATE ROAD 47 , 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	33,240
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	5,082
TOTAL MARKET VALUE	45,622
SOH/AGL Deduction	3,722
ASSESSED VALUE	41,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,900
TOTAL JUST VALUE	45,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17124	M H	125	06/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2678	10/18/2021	WD	Q	I	01	33,000
GRANTOR: SHERBY BRYAN A						
GRANTEE: KANACHERIL HOLDINGS						
0905/1953	6/30/2000	WD	Q	V	03	5,800
GRANTOR: W WOOD						
GRANTEE: BRYAN & KATHERINE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2022			100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	218.00	100.00	1.00	LT		1.00	1.00	0.77	6,600.00	5,082.00	5,082							

REVIEW DATE 11/19/2021 BY JB Total Acres: 0.50 Total Land Value: 5,082 Market: 0 Agricultural: 0 Common: 5,082 PRINTED 11/20/2025 BY SYS