4 AC IN THE NE COR OF SE1/4 OF N
BEG NE COR OF SE1/4 OF NW1/4, W
87.58 FT TO N BOUNDARY OF COLUMB

TUNSIL CASSANDRA YEVON
435 SW WINGATE AVE
LAKE CITY, FL 32024

2026

10-5S-16-03524-000

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

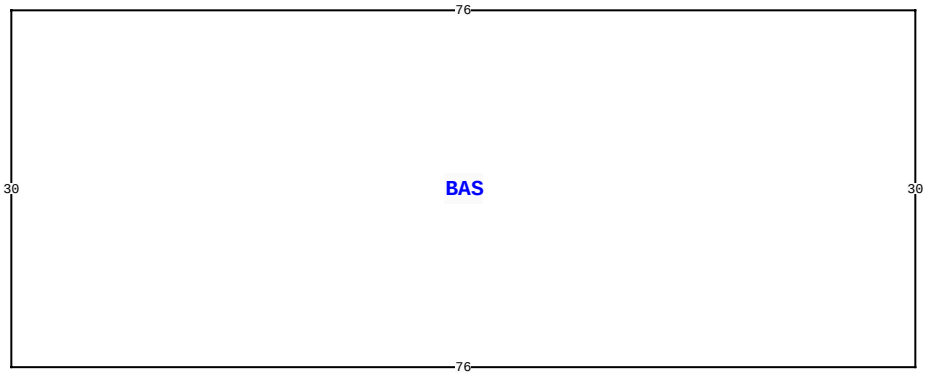
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 10516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	166,002
TOTALS	2,280			2,280	166,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2012	2011	0	0	0	32.00	68.00

4 MANUF 1 100% - 2012 Heated Area: 2280 HX Base Yr 2012



435 SW WINGATE 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		166,002
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		200,602
SOH/AGL Deduction		88,655
ASSESSED VALUE		111,947
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,225
TOTAL JUST VALUE		200,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29675	M H	398	09/09/2011
14327	M H	125	07/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/0011	6/02/2011	QC	U	V	11	100
GRANTOR: DIANA G SPICER						
GRANTEE: CASSANDRA YEVON TUN						
1215/2792	6/02/2011	QC	U	V	11	100
GRANTOR: MARIAN SUMPTER SMITH-						
GRANTEE: CASSANDRA YEVON TUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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		A-1	0.00	0.00	3.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	24,000							

REVIEW DATE 09/04/2019 BY BC Total Acres: 3.20 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2025 BY SYS