

BEG SE COR OF SW1/4 OF SE1/4, RU
NE 210 FT, W 210 FT TO E R/W SR-
FT, E 585.05 FT, S 298.25 FT TO

TOJIN JUAN US/TOJIN MANUEL US
8749 SW STATE ROAD 47
LAKE CITY, FL 32024

2026

10-5S-16-03529-002
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		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
BAS	840	100	
TOTALS	840		49,032

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	50%	2025	Heated Area: 840			HX Base Yr 2025				

60
14
BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,032	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		28,125	
TOTAL MARKET VALUE		85,157	
SOH/AGL Deduction		0	
ASSESSED VALUE		85,157	
TOTAL EXEMPTION VALUE		HA HAB	25,000
BASE TAXABLE VALUE		60,157	
TOTAL JUST VALUE		85,157	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		85,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27264	M H	371	08/15/2008
15574	M H	125	05/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/154	3/22/2024	WD U	I	I	11	100

GRANTOR: TOJIN MANUEL US
GRANTEE: TOJIN JUAN US

1475/2123	9/19/2022	WD U	I	I	11	0
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GRANTOR: TOJON JUAN US
GRANTEE: TOJIN MANUEL US

EXTRA FEATURES																
L N	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	50	0	0	1.00	UT	0.00	100	2006	2006	3	100	600	
2	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	50	0	0	1.00	UT	400.00	100	2024	2023		100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W60 S14 E60 N14\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		RSF/MH	0.00	0.00	2.25	AC		1.00	1.00	1.00	12,500.00	12,500.00	28,125								