COMM SE COR OF SW1/4 OF SE1/4, W
POB, CONT W 88.34 FT, N 15 DEG E
210.05 FT TO E R/W OF SW SR-47,

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

2026

10-5S-16-03529-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

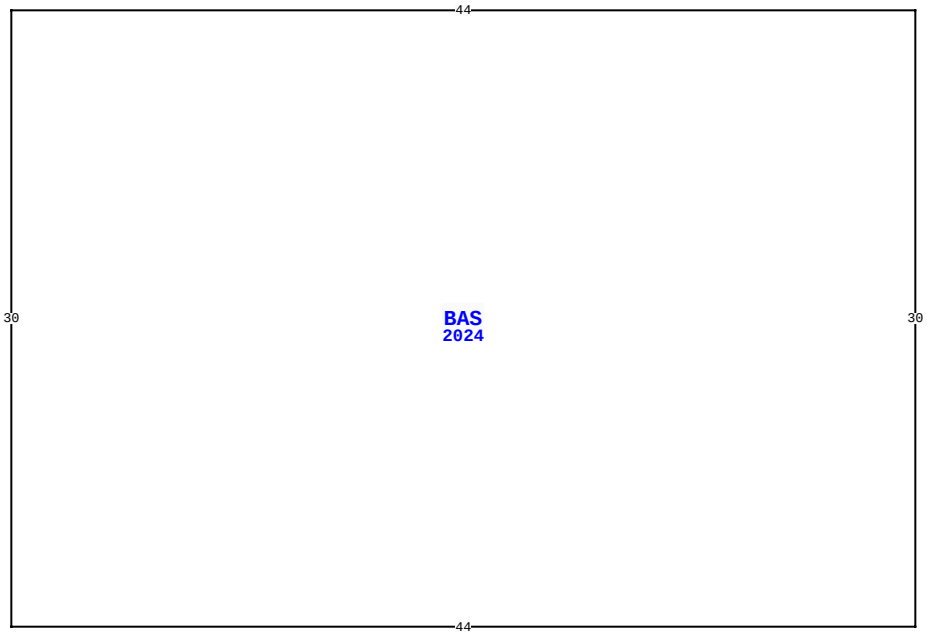
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
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 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2024	1,320	95,765
TOTALS	1,320			1,320	95,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,320	113.5000	106.69	140,831	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 0% - 2025 Heated Area: 1320 HX Base Yr



8753 SW STATE ROAD 47, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,765
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	16,050
TOTAL MARKET VALUE	114,815
SOH/AGL Deduction	0
ASSESSED VALUE	114,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,815
TOTAL JUST VALUE	114,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046739	Mobile Home		03/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/154	3/22/2024	WD	U	I	11	100
GRANTOR: TIQUIRAM ROLANDO US						
GRANTEE: TOJIN JUAN US						
1481/2299	12/27/2022	WD	U	V	11	0
GRANTOR: TOJIN MANUEL US						
GRANTEE: TIQUIRAM ROLANDO US						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,13] E44 S30 W44 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		RSF/MH	0.00	0.00	1.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,050							

REVIEW DATE 04/19/2023 BY JB Total Acres: 1.07 Total Land Value: 16,050 Market: 0 Agricultural: 0 Common: 16,050 PRINTED 09/19/2025 BY SYS