

LOT 28 BLOCK A COLUMBIA ESTATES
740-227, 762-2197, 801-2151, 804

SANDERSON CANDIA
205 SW TWIG CT
LAKE CITY, FL 32024

2026

10-5S-16-03529-128



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0200MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100		1,610	44,784
UOP	154	25		38	1,057

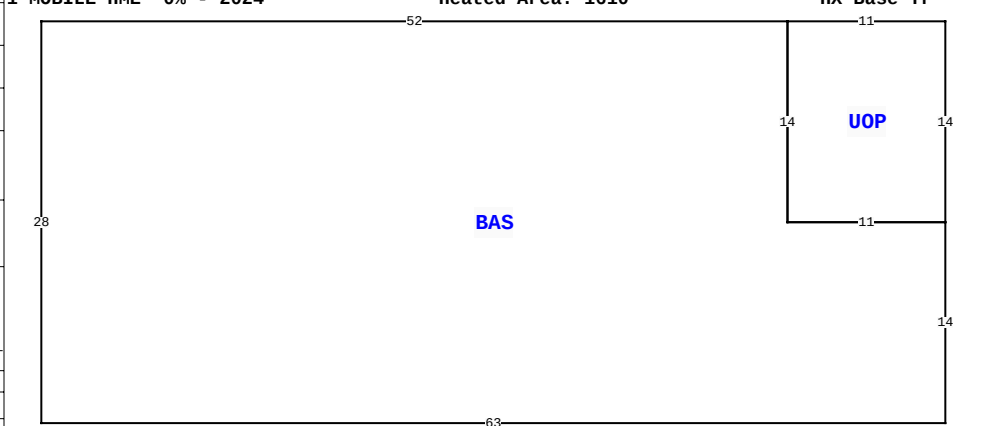
TOTALS	1,764			1,648	45,841
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00

REVIEW DATE 09/10/2019 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,648	115.9000	69.54	114,602	1990	1990	0	0	0	60.00	40.00



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/08/2025 MLU

TOTAL OB/XF												
7,400												

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7,400												

Total Acres: 1.32 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800

COLUMBIA COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,841	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		30,800	
TOTAL MARKET VALUE		84,041	
SOH/AGL Deduction		5,192	
ASSESSED VALUE		78,849	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		78,849	
TOTAL JUST VALUE		84,041	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		84,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9656	M H	125	04/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1477	3/13/2025	PB	U	I	18	0
GRANTOR: SANDERSON BRUCE C						
GRANTEE: SANDERSON CANDIA						
0917/0192	12/15/2000	WD	Q	I		58,000
GRANTOR: CHARLES B & JANET BRO						
GRANTEE: BRUCE SANDERSON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS= W52 S28 E63 N14 UOP= N14 W11 S14 E11\$ W11 N14\$.

OTHER ADJUSTMENTS AND NOTES									

PRINTED 10/06/2025 BY SYS