LOT 29 BLK A COLUMBIA ESTATES.
705-176,795-679, PB 1270-498,

FLORENCIO KEVIN
22080 43RD
LAKE CITY, FL 32024

2026

10-5S-16-03529-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

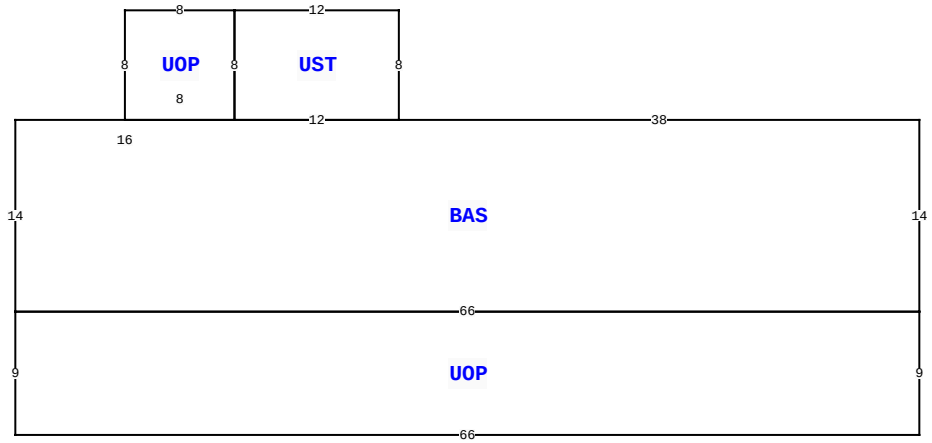
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,477
UOP	64	25		16	285
UOP	594	25		148	2,639
UST	96	45		43	767
TOTALS	1,678			1,131	20,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,131	74.2995	44.58	50,420	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



247 SW TWIG CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,168
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	24,200
TOTAL MARKET VALUE	51,468
SOH/AGL Deduction	7,057
ASSESSED VALUE	44,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,411
TOTAL JUST VALUE	51,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,468

SALE:2:1: CONTRACT FOR DEED - $250.00 DOWN PAYMENT

XFOB:1:1: 1990 REDMON MH

SALE:1:1: WD REPLACING AGREEMENT DATED OCT 13, 198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/1102	6/20/2014	PB	U	I	11	0
GRANTOR: CLERK OF COURT (BUTLE						
GRANTEE: STEPHEN BUTLER ALFO						
1274/0451	5/01/2014	WD	U	I	37	13,500
GRANTOR: STEPHEN ALFORD						
GRANTEE: KEVIN FLORENCIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UST= N8 W12 S8 E12$ W12 UOP= N8 W8 S8 E8$ W16 S14
UOP= S9 E66 N9 W66$ E66 N14$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
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 7,100

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,000.00	24,200.00	24,200							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.17 Total Land Value: 24,200 Market: 0 Agricultural: 0 Common: 24,200 PRINTED 10/06/2025 BY SYS