

FLOREZ EDUARDO E
215 NW FAIRWAY HILLS GLN, UNIT 18
LAKE CITY, FL 32055-7261

11-5S-16-03564-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 VINYL SID 100										0800 02 1,713 115.7000 69.42 118,916 1978 1978 0 0 60.00 40.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 MOBILE HME 0% - 0 Heated Area: 1688 HX Base Yr										BUILDING MARKET VALUE 47,566									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 14,000									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 116,566									
Interior Floo 08 SHT VINYL 30																				SOH/AGL Deduction 25,989									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 90,577									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 90,577									
Bathrooms 2 100																				TOTAL JUST VALUE 116,566									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 01 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 92,155									
																				SALE:2:1: 5.01 ACRES									
																				PRMT:1:1: JOLLEY									
																				SALE:1:1: IN LIEU OF FORECLOSURE									
Quality 05 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0200 MOBILE HOME																				23313 M H 250 06/23/2005									
MAP NUM MKT AREA 01																				14471 M H 125 08/31/1998									
NEIGHBORHOOD/LOC 11516.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 400 100 400 11,107																													
BAS 1,288 100 1,288 35,765																													
UOP 100 25 25 694																													
TOTALS 1,788 1,713 47,566																													
EXTRA FEATURES										412 SW OLD WIRE RD, LAKE CITY										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																				04/07/2025 MLU									
1 0060 CARPORT F 0 0 0 0 1.00 UT 0.00 0.00 100 2011 2011 3 100 1,000																													
2 0166 CONC,PAVMT 0 0 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 100																													
3 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100 2014 2014 3 100 7,000																													
4 0169 FENCE/WOOD 0 0 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 500																													
5 9947 Septic 0 0 0 0 1.00 UT 3,000.00 3,000.00 100 2014 2014 3 100 3,000																													
6 0263 PRCH,USP 0 0 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 400																													
7 0294 SHED WOOD/ 0 0 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 800																													
8 0190 FPLC PF 0 0 0 0 1.00 UT 1,200.00 1,200.00 100 2019 2019 3 100 1,200																													
LAND DESCRIPTION										TOTAL OB/XF 14,000																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 A-1 0.00 0.00 5.00 AC 1.00 1.00 1.00 11,000.00 11,000.00 55,000																													
REVIEW DATE 09/19/2019 BY BC										Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 08/08/2025 BY SYS									