BEG SW COR OF NE1/4 OF NE1/4,
RUN N 884.42 FT, E 197 FT, S
884.61 FT, W 197 FT TO POB.

ALLEN LERONIA JR
145 NW MARTIN GLN
LAKE CITY, FL 32055

2026

12-2S-16-01596-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

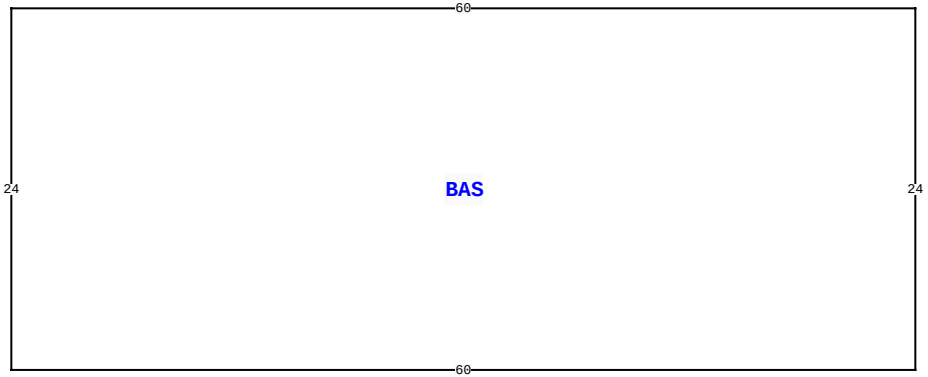
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	23,772
TOTALS	1,440			1,440	23,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	68.7825	41.27	59,429	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1440 HX Base Yr



145 NW MARTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		23,772
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		39,612
SOH/AGL Deduction		19,823
ASSESSED VALUE		19,789
TOTAL EXEMPTION VALUE	HX HB	19,789
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		59,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,772

XFOB:1:1: SKYLINE MH

BLDG:1:1: SKYLINE MH

LAND:1:1: JOINS 173 ACRES LEASED LAND -JILES HALL

SALE:1:1: 4 ACRES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0680/0036	2/27/1989	WD	U	V		700

GRANTOR: PHUSE BEATRICE EST

GRANTEE: ALLEN LERONIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0030	BARN,MT	0	100	24	32	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	21,000							

REVIEW DATE 04/11/2023 BY kellen Total Acres: 4.00 Total Land Value: 7,840 Market: 21,000 Agricultural: 840 Common: 7,000 PRINTED 11/19/2025 BY SYS