COMM AT SE COR OF NE1/4, RUN S
652.01 FT, W 794.28 FT FOR POB
CONT W 198.57 FT, N 1098.07 FT

LOPEZ MARIA E/PEREZ ODALYS L
441 SW CARUSO PL
LAKE CITY, FL 32024

2026

12-4S-15-00347-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

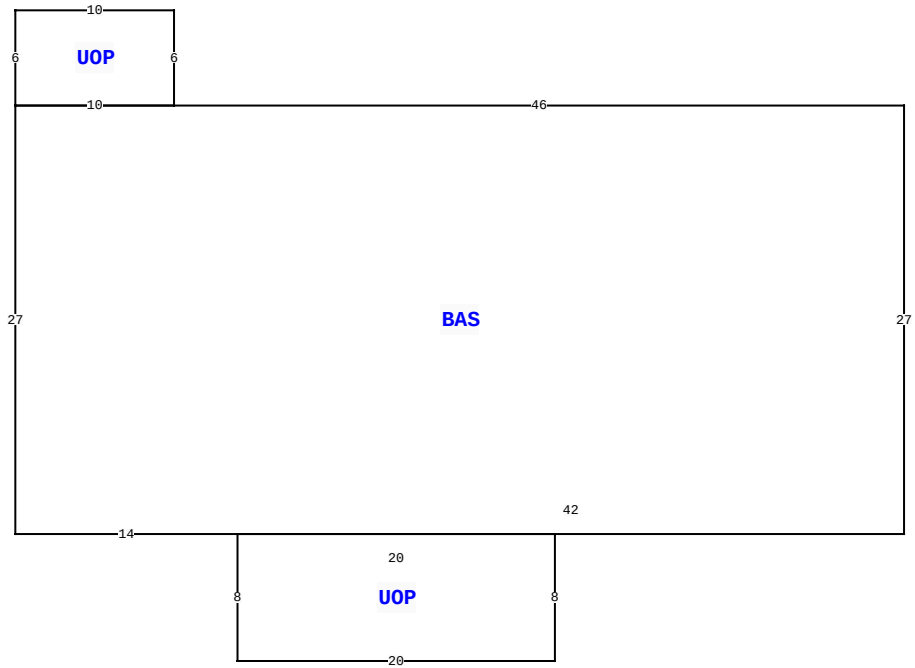
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
UOP	60	25		15	914
UOP	160	25		40	2,438
TOTALS	1,732			1,567	95,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,567	117.9000	110.83	173,671	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1512 HX Base Yr 2004



441 SW CARUSO PL, 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		95,519
TOTAL MARKET OB/XF VALUE		16,450
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		167,079
SOH/AGL Deduction		88,732
ASSESSED VALUE		78,347
TOTAL EXEMPTION VALUE	HX HB	49,060
BASE TAXABLE VALUE		29,287
TOTAL JUST VALUE		167,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,079

SALE:3:2: 5.01 AC
PRMT:2:1: CARUSO, M.
SALE:2:1: 46.31 ACRES
SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19349	M H	125	03/22/2002
12352	M H	125	04/02/1997
11802	M H	125	10/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0997/0879	10/13/2003	WD	Q	I		84,000
GRANTOR:MICHAEL A & PATRICIA						
GRANTEE:MARIA E LOPEZ & ODA						
0997/0878	10/13/2003	WD	Q	I	03	100
GRANTOR:DAVID R & JANICE L FL						
GRANTEE:MICHAEL A & PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N6 W10 S6 E10$ W10 S27 E14 UOP= S8 E20 N8 W20$ E42 N27$. .

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	50	
5	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 16,450

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/07/2025 BY SYS