COMM SE COR, RUN N 1434.71 FT FO
W 779.77 FT, N 278.35 FT, E 782.
279.53 FT TO POB. (PARCEL A).

RUIZ MARCO ANTONIO/SALAZAR MARIA ROSA
13475 CR 49
LIVE OAK, FL 32604

2026

12-4S-15-00347-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

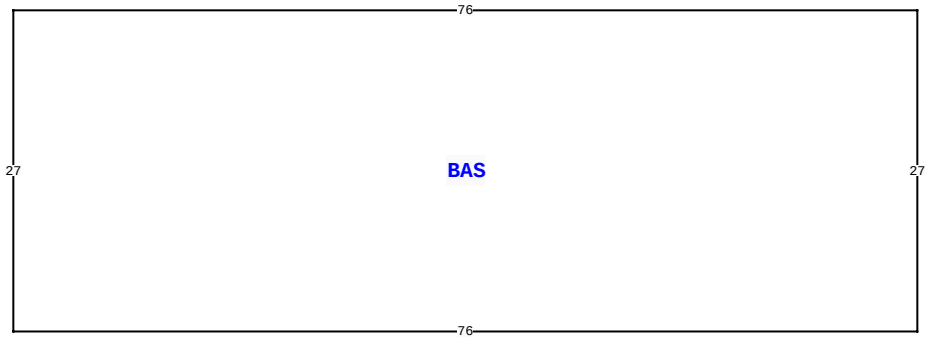
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,052	100		2,052	52,260
TOTALS	2,052			2,052	52,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	106.1100	63.67	130,651	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 2052 HX Base Yr



207 SW KEGEL WAY, 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	52,260
TOTAL MARKET OB/XF VALUE	9,256
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	116,516
SOH/AGL Deduction	7,554
ASSESSED VALUE	108,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,962
TOTAL JUST VALUE	116,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1779	2/21/2021	WD	U	I	11	100
GRANTOR: TAYLOR JENNIFER A						
GRANTEE: RUIZ MARCO ANTONIO						
1254/1290	5/08/2013	QC	U	I	38	57,000
GRANTOR: JAMES F JR & MARCI L						
GRANTEE: JENNIFER A TAYLOR (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	0	8	12	96.00	UT	7.00	7.00	50	2005	2005	3	50	336	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	10	20	200.00	UT	1.50	1.50	100	2005	2005	3	100	300	
5	0296	SHED METAL	0	0	10	12	120.00	UT	7.00	7.00	50	2005	2005	3	50	420	

LAND DESCRIPTION

TOTAL OB/XF 9,256

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	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 02/02/2024 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS