

COMM NE COR, RUN S 2207.83 FT, W
POB, CONT W 198.57 FT, S 1098.07
FT, N 1098.07 FT TO POB.

KOCH ROBERT
405 SW CARUSO PL
LAKE CITY, FL 32024

2026

12-4S-15-00347-029



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 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		01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,583
TOTALS	1,296			1,296	76,583

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0210	GARAGE U	0	0	24	30	720.00	UT	5.00	5.00	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,296	114.3000	107.44	139,242	2002	2002	0	0	45.00	55.00
1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr											
24 54 24 54											
BAS											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											

TOTAL OB/XF											
11,000											

TOTAL OB/XF											
11,000											

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3					Tax Dist:			
BUILDING MARKET VALUE					76,583			
TOTAL MARKET OB/XF VALUE					11,000			
TOTAL LAND VALUE - MARKET					55,110			
TOTAL MARKET VALUE					142,693			
SOH/AGL Deduction					0			
ASSESSED VALUE					142,693			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					142,693			
TOTAL JUST VALUE					142,693			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					142,693			

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W54 S24 E54 N24\$.											