THE E 85 FT OF THE S 290.20 FT O
3 VELMA PERRY S/D & LOT 3 VELMA
S 290.20 FT OF THE E 85 FT.

OLIVO GABRIEL/PROSPER JENNIFER IVETTE MARRERO
228 SW CARDINALE NEST GLN
LAKE CITY, FL 32024

2026

12-4S-15-00347-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

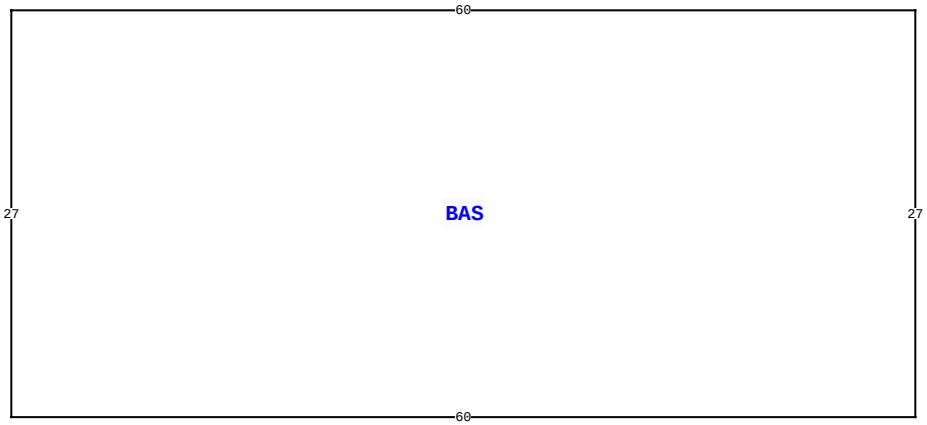
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	87,363
TOTALS	1,620			1,620	87,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	104.3100	98.05	158,841	1988	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024



228 SW CARDINALE NEST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,363
TOTAL MARKET OB/XF VALUE		18,100
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		190,463
SOH/AGL Deduction		63,158
ASSESSED VALUE		127,305
TOTAL EXEMPTION VALUE	HX HB 13	113,255
BASE TAXABLE VALUE		14,050
TOTAL JUST VALUE		190,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21296	M H	135	11/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1138	5/22/2023	WD	Q	I	05	288,900
GRANTOR: ERB MARCUS I						
GRANTEE: OLIVO GABRIEL						
1424/0805	11/16/2020	WD	Q	I	05	85,000
GRANTOR: WILLIAMS A & ESTHER G						
GRANTEE: AMANDA J & MARCUS I						

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0294	SHED WOOD/	0	0	20	24	480.00	UT	7.50	7.50	100	1998	1998	3	100	3,600	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	50	1998	1998	3	50	450	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/06/2024 BY JB Total Acres: 5.72 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/18/2025 BY SYS