COMM NW COR OF SW1/4, S 734.21 F
FOR POB, CONT E 136.39 FT, S 159
FT, N 159.69 FT TO POB. (AKA PRC

TORRES WILLIAM/TORRES MARGARITA
117 PINE CIRCLE DR
LAKE MARY, FL 32746

2026

12-5S-15-00447-215

COLUMBIA COUNTY PROPERTY

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	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
Quality	05	05

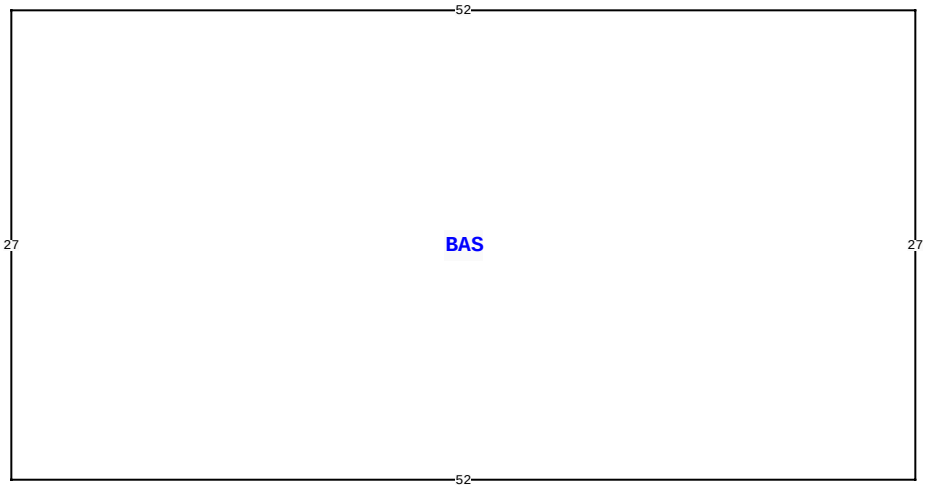
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 12515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	74,409
TOTALS	1,404			1,404	74,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	102.5100	96.36	135,289	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



308 SW TONY CARMEN GLN, 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	74,409
TOTAL MARKET OB/XF VALUE	9,150
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	90,559
SOH/AGL Deduction	1,225
ASSESSED VALUE	89,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,334
TOTAL JUST VALUE	90,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048333	Roof Replacement	8,295	10/04/2023
26555	M H	507	12/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1541	10/23/2025	LE	U	I	14	100
GRANTOR: TORRES WILLIAM						
GRANTEE: TORRES WILLIAM (ENH						
1134/1622	10/25/2007	WD	Q	V		6,000
GRANTOR: ANTHONY & CARMEN MIKU						
GRANTEE: WILLIAM & MARGARITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,150

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	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 11/15/2023 BY JS Total Acres: 0.50 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/07/2025 BY SYS