BEG AT NW COR OF NE1/4 OF NW1/4,
FT TO W R/W LINE OF RD, SW ALONG
FT TO W LINE OF NE1/4 OF NW1/4,

GOENS GARY/GOENS RANDI NICOLE
290 NE CLYDE VARNES RD
LAKE CITY, FL 32055-6298

2026

13-3S-17-04948-002

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	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

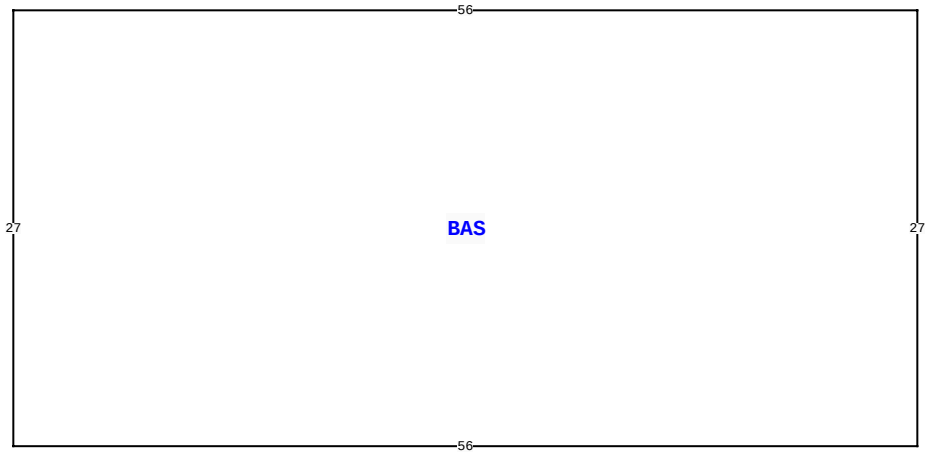
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 1317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	75,044
TOTALS	1,512			1,512	75,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	96.0000	90.24	136,443	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2019 Heated Area: 1512 HX Base Yr 2019



290 NE CLYDE VARNES RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,044
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		15,255
TOTAL MARKET VALUE		97,499
SOH/AGL Deduction		50,179
ASSESSED VALUE		47,320
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,320
TOTAL JUST VALUE		97,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37334	MAINT/ALTR	75	10/17/2018
8147	M H	125	03/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/2571	6/21/2018	WD	U	I	11	100
GRANTOR: GARY GOENS						
GRANTEE: GARY GOENS & RANDI						
1339/1562	6/26/2017	WD	U	I	11	100
GRANTOR: LEVIN R LEWIS						
GRANTEE: GARY GOENS						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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			0.00	0.00	2.26	AC		1.00	1.00	0.75	9,000.00	6,750.00	15,255							

REVIEW DATE 01/10/2019 BY DF Total Acres: 2.26 Total Land Value: 15,255 Market: 0 Agricultural: 0 Common: 15,255 PRINTED 11/07/2025 BY SYS