COMM SE COR, RUN N 1379.86 FT FO
N 335.08 FT, W 1308.08 FT, S ALO
335.36 FT, E 1294.50 FT TO POB.

VALENTINE RONNIE C
P O BOX 608
LAKE CITY, FL 32056-0608

2026

14-5S-15-00459-226

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

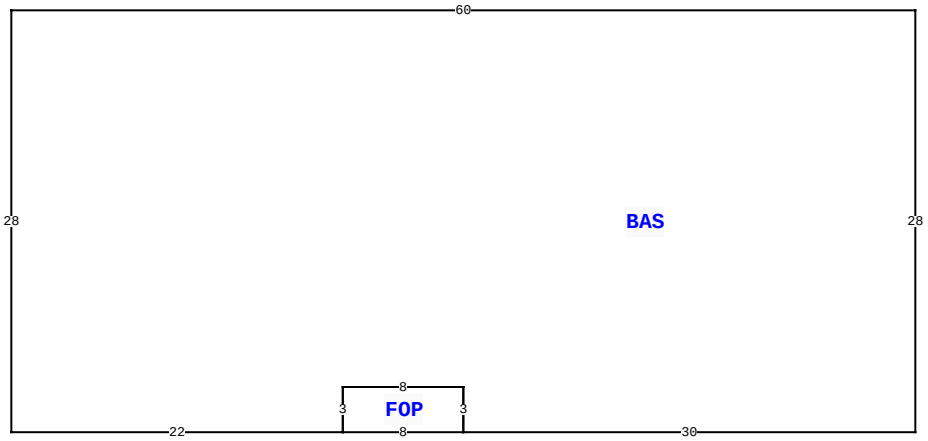
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	96,199
FOP	24	30		7	406
TOTALS	1,680			1,663	96,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,663	114.8000	105.62	175,646	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2006 Heated Area: 1656 HX Base Yr 2006



815 SW MARY TER, 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		96,605
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		192,700
SOH/AGL Deduction		66,399
ASSESSED VALUE		126,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,579
TOTAL JUST VALUE		192,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,334

SALE:3:1: LOT 26 TIMBER RIDGE TO LOW FOR AREA

SALE:2:1: LOT 26 TIMBER RIDGE UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054140	Roof Replacement	12,900	09/24/2025
22451	M H	447	11/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1007/1460	2/13/2004	WD	Q	V		33,000
GRANTOR: JEFFREY R & REBECCA G						
GRANTEE: VALENTINE						
0806/1469	6/12/1995	WD	Q	V		21,700
GRANTOR: VAN & LUCILLE L GIEBE						
GRANTEE: JEFFREY R & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E22 FOP= E8 N3 W8 S3$ N3 E8 S3 E30 N28$.

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	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0201	C	MOD HOME	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 07/19/2016 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS