BEG SW COR OF NW1/4 OF NW1/4, N
1470.75 FT FT TO W R/W CR-250, S
386.14 FT, S 653.02 FT, W 1417.3

ALVAREZ ERINALDO/ALVAREZ SHARON
29606 SW 158TH CT
HOMESTEAD, FL 33033

2026

15-3S-16-02140-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

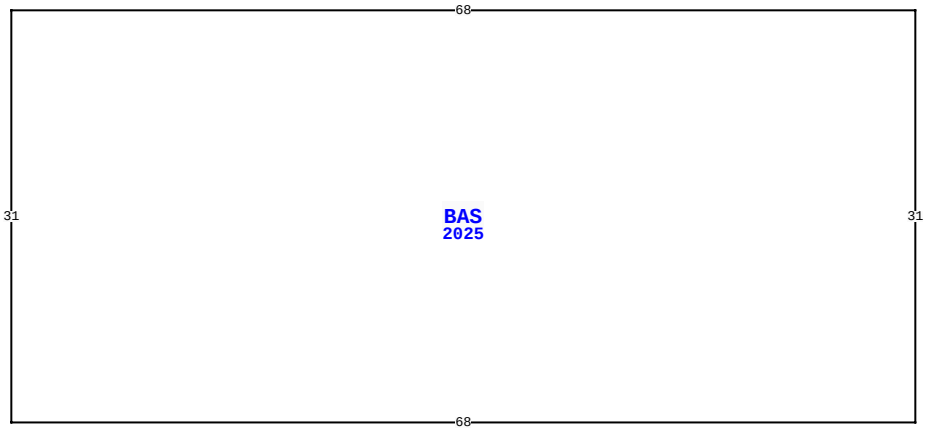
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2025	2,108	229,749
TOTALS	2,108			2,108	229,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,108	113.5000	112.36	236,855	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2025 Heated Area: 2108 HX Base Yr



5200 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,749
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	81,160
TOTAL MARKET VALUE	317,909
SOH/AGL Deduction	0
ASSESSED VALUE	317,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,909
TOTAL JUST VALUE	317,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,278

SALE:2:1: AG LAND

SALE:1:1: 19.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049913	Mobile Home		05/22/2024
000049894	Right-of-Way Acce		05/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1716	12/20/2022	WD	Q	V	01	115,000
GRANTOR: TIMMONS CHARLES						
GRANTEE: ALVAREZ ERINALDO						
825/2135	7/30/1996	WD	Q	V	01	31,900
GRANTOR: BATES WILBUR H JR						
GRANTEE: TIMMONS CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,10] E68 S31 W68 N31 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0					10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							
2	9630	C	SWAMP	0					29.00	AC		1.00	1.00	1.00	40.00	40.00	1,160							

REVIEW DATE 11/20/2024 BY JB Total Acres: 39.00 Total Land Value: 81,160 Market: 0 Agricultural: 0 Common: 81,160 PRINTED 11/18/2025 BY SYS