LOT 9 BLOCK A PERRY PLACE S/D.

771-1124, 890-14, WD 1028-2407,

GOMES ANTHONY/GOMES MINNIE
355 SE SHARON LN
LAKE CITY, FL 32025

**2026**

**15-4S-17-08355-109**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

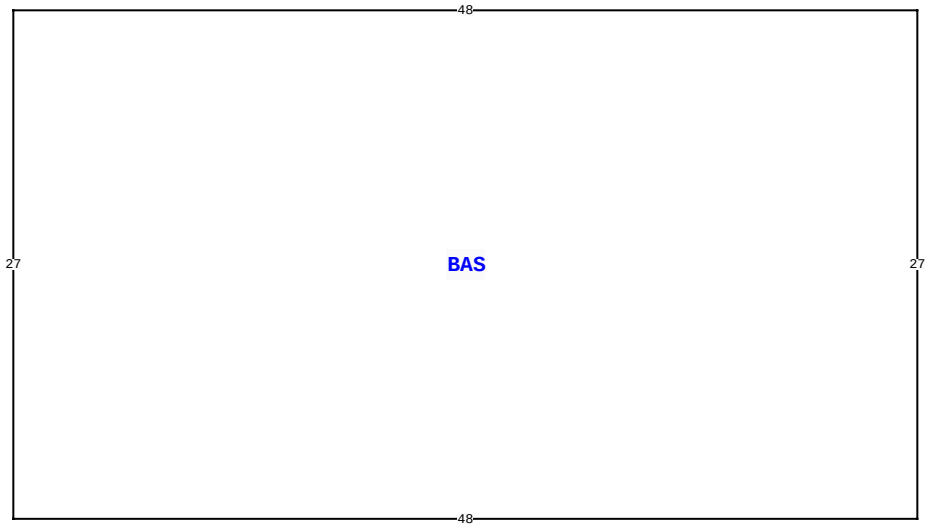
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15417.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 76,320 |
| TOTALS | 1,296 | | | 1,296 | 76,320 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 113.9000 | 107.07 | 138,763 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2013 Heated Area: 1296 HX Base Yr 2013




355 SE SHARON LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 76,320 |
| TOTAL MARKET OB/XF VALUE | | 15,210 |
| TOTAL LAND VALUE - MARKET | | 19,125 |
| TOTAL MARKET VALUE | | 110,655 |
| SOH/AGL Deduction | | 49,153 |
| ASSESSED VALUE | | 61,502 |
| TOTAL EXEMPTION VALUE | HX HB | 36,502 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 110,655 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,655 |

PRMT:1:1: WOODWARD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16106 | M H | 125 | 10/04/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1230/0313 | 2/17/2012 | WD | U | I | 40 | 45,000 |
| GRANTOR: WILLIAM J LYONS TRUST | | | | | | |
| GRANTEE: ANTHONY GOMES & ETA | | | | | | |
| 1177/2135 | 6/29/2009 | WD | U | I | 11 | 100 |
| GRANTOR: TERRY S SMITH | | | | | | |
| GRANTEE: WILLIAM J LYONS TRU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 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 | 0120 | CLFENCE 4 | 0 | 100 | 66 | 10 | 660.00 | UT | 4.50 | 4.50 | 100 | 0 | 0 | 3 | 100 | 2,970 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 24 | 30 | 720.00 | UT | 16.00 | 16.00 | 75 | 2013 | 2013 | 3 | 75 | 8,640 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,210

| 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 | | RMH-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 22,500.00 | 19,125.00 | 19,125 | | | | | | | |

REVIEW DATE 04/20/2017 BY BC Total Acres: 1.00 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/19/2025 BY SYS