LOT 32 BLOCK B PERRY PLACE S/D P
771-1124, CT 1074-904, WD 1074-9

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

2026

15-4S-17-08355-232

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

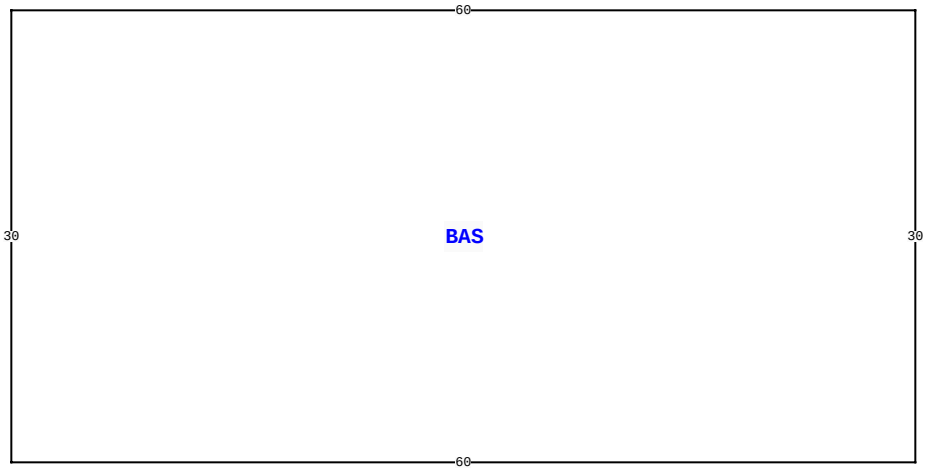
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,800	100		1,800	74,894
TOTALS	1,800			1,800	74,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,800	92.2590	75.65	136,170	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1800 HX Base Yr



174 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	74,894
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	100,394
SOH/AGL Deduction	0
ASSESSED VALUE	100,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,394
TOTAL JUST VALUE	100,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051601	Electrical Servic	0	11/22/2024
24187	M H	402	03/06/2006
15626	M H	125	06/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0523	7/15/2019	TR	U	I	12	46,000
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: O'NEAL PROPERTIES L						
1390/0516	7/15/2019	QC	U	I	11	100
GRANTOR: URBAN FINANCIAL REO L						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/11/2025 BY TW Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS