LOT 47 HI-DRI ACRES UNIT 2.

LE 598-57, LE 735-171, QC 889-15

REGISTER CINDY
8286 SW 45TH PL
LAKE CITY, FL 32054

2026

15-5S-16-03626-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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 02

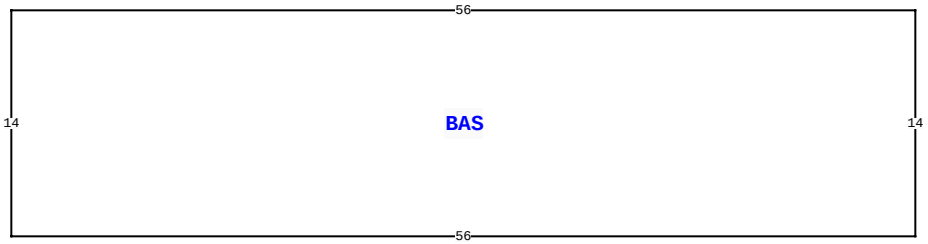
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,679
TOTALS	784			784	20,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	109.9000	65.94	51,697	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



251 SW GULL DR, 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	20,679
TOTAL MARKET OB/XF VALUE	9,150
TOTAL LAND VALUE - MARKET	14,700
TOTAL MARKET VALUE	44,529
SOH/AGL Deduction	0
ASSESSED VALUE	44,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,529
TOTAL JUST VALUE	44,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/207	3/03/2022	QC	U	I	11	100
GRANTOR: CAREY JULIUS B						
GRANTEE: REGISTER CINDY						
0584/0114	2/01/1986	WD	Q	V	01	8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
5	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,150

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	0102	C	SFR/MH	0			0.00	0.00	1.05	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,700							

REVIEW DATE 09/30/2019 BY BC Total Acres: 1.05 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 11/20/2025 BY SYS