LOT 16 COLUMBIA CITY HOMESITES U

714-651, 736-386, 742-1563, 971-

RANLIFE INC
135 MAXES ROAD
MELVILLE, NY 11747

2026

15-5S-16-03626-316

BUILDING CHARACTERISTICS

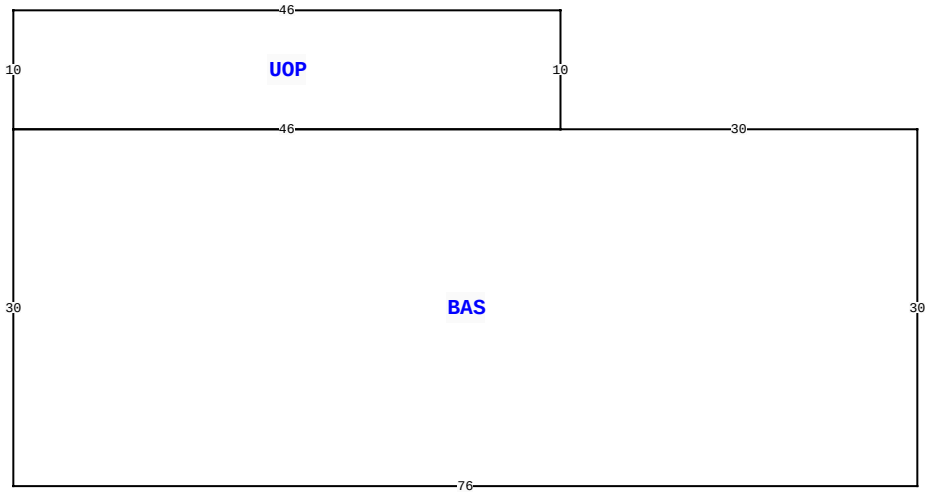
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	166,002
UOP	460	25		115	8,373
TOTALS	2,740			2,395	174,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,395	113.9000	107.07	256,433	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr



9204 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,374
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	193,774
SOH/AGL Deduction	2,966
ASSESSED VALUE	190,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,808
TOTAL JUST VALUE	193,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,467

BLDG:1:1: INCLUDED ON DEED

XFOB:1:1: INCLUDED IN DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29134	M H	584	01/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/1997	10/18/2025	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RANLIFE INC						
1413/2592	6/22/2020	WD	U	I	11	100
GRANTOR: FRANCES H RICHARDS						
GRANTEE: FRANCES H RICHARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N10 W46 S10 E46$ W46 S30 E76 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 09/30/2019 BY BC Total Acres: 0.50 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/19/2025 BY SYS