LOT 4 FOREST GLEN S/D.
832-2183, WD 935-403, WD 935-404

MINTON WILFORD JR/MINTON CLAUDIA C
411 SW CATES ST
LAKE CITY, FL 32024

2026

15-5S-16-03627-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

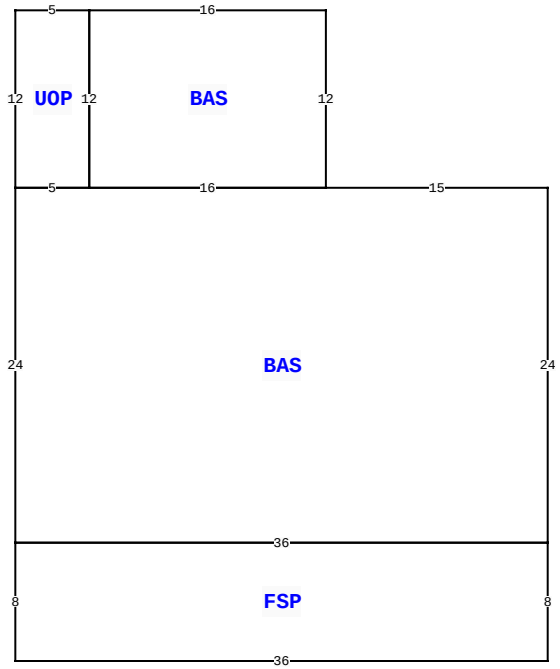
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	15516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	11,207
BAS	864	100		864	50,433
FSP	288	40		115	6,713
UOP	60	25		15	876
TOTALS	1,404			1,186	69,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,186	112.9000	106.13	125,870	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1056 HX Base Yr 2003



411 SW CATES ST, 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		69,228
TOTAL MARKET OB/XF VALUE		14,330
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		138,558
SOH/AGL Deduction		62,318
ASSESSED VALUE		76,240
TOTAL EXEMPTION VALUE	13 HX HB	76,240
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		138,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,558

PRMT:1:1: ERKSTEIN TVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19461	M H	125	04/25/2002
11423	PUMP/UTPOL	75	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0629	7/07/2020	LE	U	I	14	100
GRANTOR: WILFORD JR & CLAIDIA						
GRANTEE: DAVID WAYNE MINTON						
0935/0404	9/07/2001	WD	Q	V		37,000
GRANTOR: SABO'S						
GRANTEE: WILFORD JR & CLAUDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N12 W16 S12 E16$ W16 UOP= N12 W5 S12 E5$ W5 S24 FSP= S8 E36 N8 W36$ E36 N24$.

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	0166	CONC,PAVMT	0	100	5	36	180.00	UT	2.00	2.00	100	2002	2002	3	100	360	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2002	2002	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 14,330

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/10/2019 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS