COMM NE COR OF NW1/4 OF SW1/4, W
S 86.61 FT TO S MAINTAINED R/W O
FOR POB, CONT S 659.94 FT, W 201

TARDIF MARGARET SNOVER
260 SW PIERCE GLN
LAKE CITY, FL 32025

2026

15-5S-17-09250-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	06	06

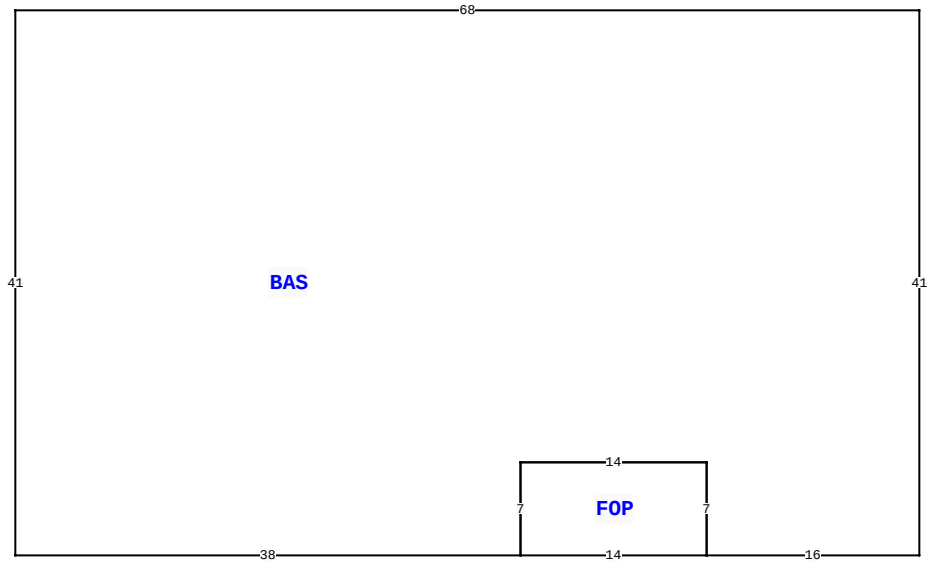
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100		2,690	289,782
FOP	98	35		34	3,662
TOTALS	2,788			2,724	293,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,724	131.5600	121.04	329,713	2019	2019	0	0	0	11.00	89.00

2 MODULAR 1 100% - 2004 Heated Area: 2690 HX Base Yr 2004



260 SW PIERCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,445
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		30,500
TOTAL MARKET VALUE		333,445
SOH/AGL Deduction		100,532
ASSESSED VALUE		232,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,191
TOTAL JUST VALUE		333,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37287	M H	450	10/03/2018
20022	M H	125	10/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/1822	9/24/2012	QC	Q	I	01	100
GRANTOR: HAROLD B CARTWRIGHT						
GRANTEE: MARGARET TARDIF						
0655/0654	5/10/1988	WD	Q	V		22,900
GRANTOR: TYLER INVESTMENTS						
GRANTEE: HAROLD B CARTWRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S41 E38 FOP= E14 N7 W14 S7$ N7 E14 S7 E16 N41$.

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	0070	CARPORT UF	0	100	24	40	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0201	C	MOD HOME	100		A-1	0.00	0.00	3.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,500							

REVIEW DATE 11/18/2021 BY JB Total Acres: 3.05 Total Land Value: 30,500 Market: 0 Agricultural: 0 Common: 30,500 PRINTED 11/19/2025 BY SYS