LOT 17 OAKDALE S/D.
862-1762, WD 988-2696, WD 1025-6

BONINA MARK/BONINA DIANA
191 NW ACORN DR
LAKE CITY, FL 32055-8533

2026

16-3S-16-02160-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

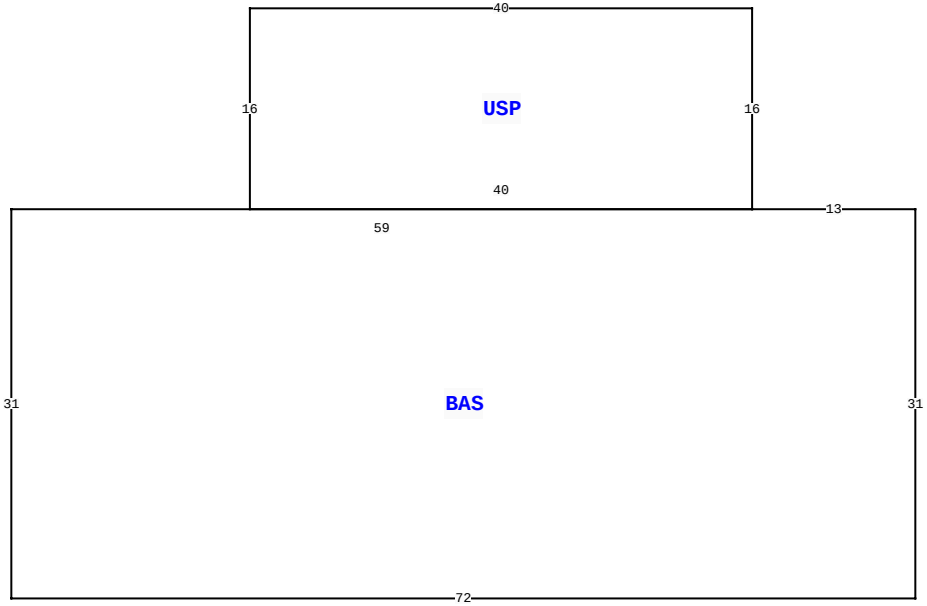
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	16316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	136,055
USP	640	35		224	13,654
TOTALS	2,872			2,456	149,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,456	117.9000	110.83	272,198	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2232 HX Base Yr 2017



191 NW ACORN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,709
TOTAL MARKET OB/XF VALUE		16,120
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		187,829
SOH/AGL Deduction		96,989
ASSESSED VALUE		90,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,118
TOTAL JUST VALUE		187,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,829

PRMT:1:1: DAVID BELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16811	M H	125	03/29/2000
14848	M H	125	12/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0100	6/28/2017	WD	U	I	30	54,000
GRANTOR:DALE A YOUNG & FRANK						
GRANTEE:MARK & DIANA BONINA						
1309/0469	1/29/2016	PB	U	I	18	0
GRANTOR:CLERK OF COURT (PEGGY						
GRANTEE:DALE A YOUNG & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N16 W40 S16 E40$ W59 S31 E72 N31$.

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	20	24	480.00	UT	2.00	2.00	100	2003	2003	3	100	960	
2	0210	GARAGE U	0	100	18	20	360.00	UT	18.00	18.00	100	2003	2003	3	100	6,480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	4	60	240.00	UT	2.00	2.00	100	2003	2003	3	100	480	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,120

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/07/2025 BY SYS