BEG SE COR OF SW1/4 OF NE1/4, RU
677.70 FT, S 659.80 FT, E 684.83

MOSBY TIA
8605 NW 19TH RD
GAINESVILLE, FL 32606

2026

16-4S-16-03025-012

BUILDING CHARACTERISTICS

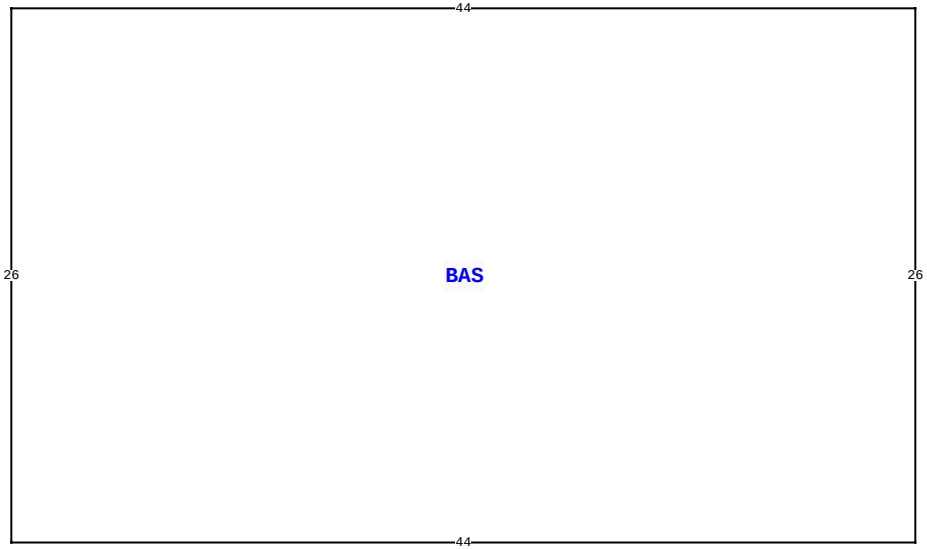
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	96,766
TOTALS	1,144			1,144	96,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	113.9000	107.07	122,488	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2025 Heated Area: 1144 HX Base Yr



481 SW LEATHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,766
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	92,970
TOTAL MARKET VALUE	199,236
SOH/AGL Deduction	0
ASSESSED VALUE	199,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,236
TOTAL JUST VALUE	199,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33605	M H	733	12/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/176	2/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BANTH						
GRANTEE: MOSBY TIA						
1305/1036	12/02/2015	WD	U	V	11	100
GRANTOR: JERRI & PAULA F PAYNE						
GRANTEE: MARY L BANTHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	0200	C	MBL HM	0		00	0.00	0.00	10.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	92,970							

REVIEW DATE 07/19/2024 BY KS Total Acres: 10.33 Total Land Value: 92,970 Market: 0 Agricultural: 0 Common: 92,970 PRINTED 11/19/2025 BY SYS