COMM NW COR OF NE1/4, RUN E 327. FT, W 34.17 FT FOR POB, CONT W 2 E 210 FT, N 210 FT TO POB.

NONFLA LLC
300 S AUSTRALIAN AVE, UNIT 1610
WEST PALM BEACH, FL 33401

2026

16-4S-16-03025-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

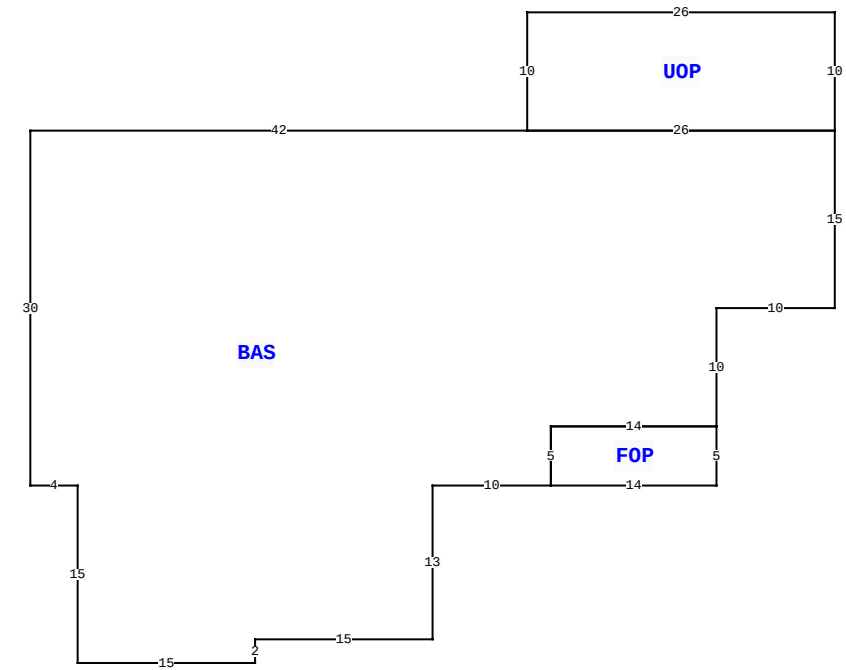
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	2,240	100		2,240	123,323
FOP	70	30		21	1,156
UOP	260	20		52	2,863
TOTALS	2,570			2,313	127,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,313	108.8000	100.10	231,531	2007	2007	0	0	0	45.00	55.00

2 MODULAR 1 0% - 2023 Heated Area: 2240 HX Base Yr



610 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,342
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	140,942
SOH/AGL Deduction	0
ASSESSED VALUE	140,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,942
TOTAL JUST VALUE	140,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045088	Electrical Servic	0	08/02/2022
25925	M H	275	06/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/429	6/07/2022	WD	U	I	12	183,500
GRANTOR: BANK OF AMERICA						
GRANTEE: NONFLA LLC						
1467/2399	5/26/2022	QC	U	I	12	100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BANK OF AMERICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S30 E4 S15 E15 N2 E15 N13 E10 FOP= E14 N5 W14 S5$ N5 E14 N10 E10 N15 UOP= N10 W26 S10 E26$ W26$.

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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/08/2024 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/19/2025 BY SYS