SE1/4 OF SE1/4 OF NE1/4 OF SE1/4
W SIDE & EX RD R/W. (PART OF PAR

ARMAS EDUARDO JR
758 SW TAMARACK LP
LAKE CITY, FL 32024

2026

16-4S-16-03035-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

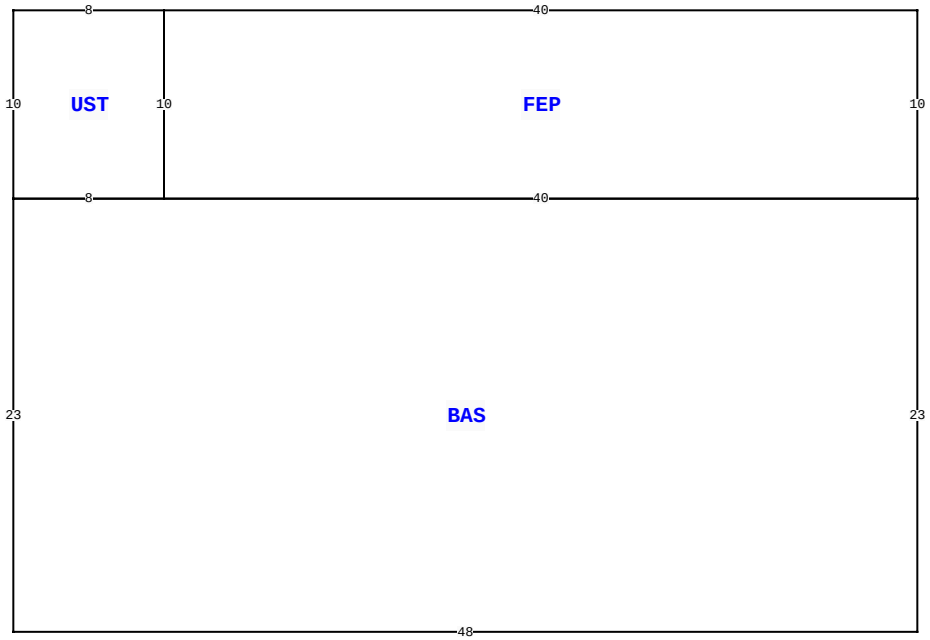
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	51,084
FEP	400	85		340	15,732
UST	80	45		36	1,666
TOTALS	1,584			1,480	68,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,480	102.6000	84.13	124,512	1981	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1104 HX Base Yr



758 SW TAMARACK LOOP, 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	68,482
TOTAL MARKET OB/XF VALUE	14,701
TOTAL LAND VALUE - MARKET	21,419
TOTAL MARKET VALUE	104,602
SOH/AGL Deduction	0
ASSESSED VALUE	104,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,602
TOTAL JUST VALUE	104,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/2565	10/07/2024	WD	Q	I	01	135,000
GRANTOR: BRUCE RICHARD D						
GRANTEE: ARMAS EDUARDO JR						
1041/0863	3/22/2005	WD	Q	I		70,000
GRANTOR: PETER W GIEBEIG & ELA						
GRANTEE: RICHARD D & WANDA W						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W40 S10 E40$ BAS= W40 UST= N10 W8 S10 E8$ W8 S23 E48 N23$.

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	0210	GARAGE U	0	0	24	24	576.00	UT	18.00	18.00	60	1993	1993	3	60	6,221	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	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	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 14,701

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	1.49	AC		1.00	1.00	1.25	11,500.00	14,375.00	21,419							

REVIEW DATE 10/30/2024 BY TP Total Acres: 1.49 Total Land Value: 21,419 Market: 0 Agricultural: 0 Common: 21,419 PRINTED 11/07/2025 BY SYS