COMM NE COR OF SE1/4, RUN W 290.
CONT W 295 FT, S 169.27 FT TO N
E 295 FT, N 162.62 FT TO POB.

O'NEAL PROPERTIES LLC
221 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

16-4S-16-03037-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

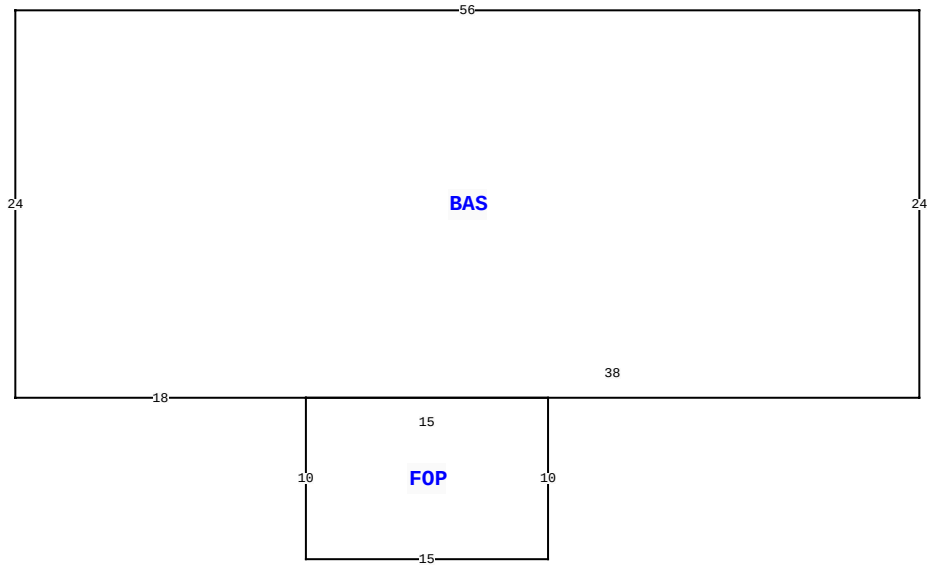
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	56,416
FOP	150	35		52	2,183
TOTALS	1,494			1,396	58,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,396	93.0690	76.32	106,543	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1344 HX Base Yr



189 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	58,599
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	14,812
TOTAL MARKET VALUE	82,111
SOH/AGL Deduction	0
ASSESSED VALUE	82,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,111
TOTAL JUST VALUE	82,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052102	Electrical Servic	0	01/17/2025
29623	M H	0	08/11/2011
17123	M H	150	06/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/0463	6/06/2019	WD	U	I	12	31,500
GRANTOR: SUN TRUST MORTGAGE IN						
GRANTEE: O'NEAL PROPERTIES L						
1281/2473	9/15/2014	QC	U	I	18	100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SUN TRUST MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E18 FOP= S10 E15 N10 W15$ E38 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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			0.00	0.00	1.12	AC		1.00	1.00	1.15	11,500.00	13,225.00	14,812							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 1.12 Total Land Value: 14,812 Market: 0 Agricultural: 0 Common: 14,812 PRINTED 11/17/2025 BY SYS