COMM NW COR OF SE1/4 OF NE1/4 FO
E 43.19 FT TO W R/W REGISTER RD,
SE ALONG R/W 72 FT TO W R/W NEED

PRAHM DAVID G/PRAHM CINDY L
2420 NE OMAR TERR
LAKE CITY, FL 32055

2026

17-1S-17-04532-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

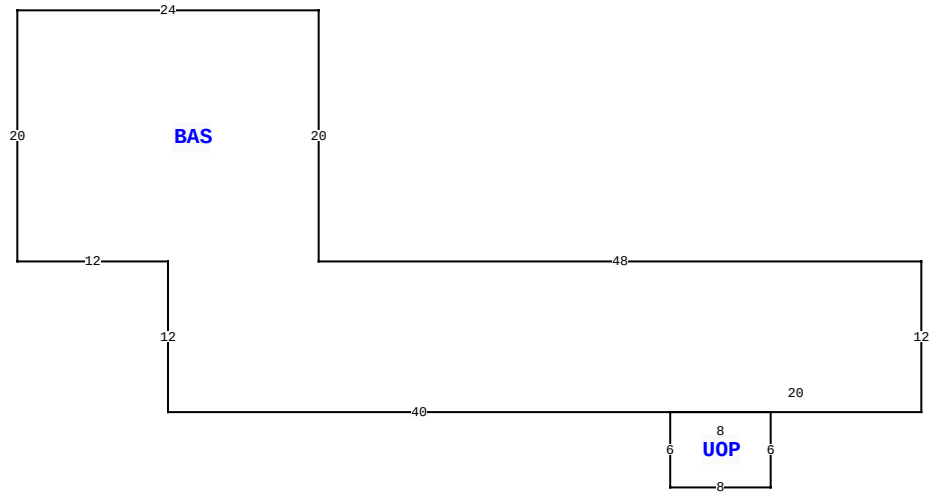
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	10,368
UOP	48	25		12	104
TOTALS	1,248			1,212	10,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	36.0000	21.60	26,179	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1200 HX Base Yr 1996



2418 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		10,472
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		8,645
TOTAL MARKET VALUE		26,617
SOH/AGL Deduction		10,236
ASSESSED VALUE		16,381
TOTAL EXEMPTION VALUE	HX HB	16,381
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		26,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,617

SALE:2:1: MH ON DEED - SOMETHING WRONG - LETTER SE

SALE:1:1: VALUE OK SALE TO LOW

XFOB:1:1: ARMOR MOBILE HOME STATED ON DEED NO ID#

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1408/0928	3/18/2020	LE	U	I	14	100
GRANTOR: DAVID G & CINDY L PRA						
GRANTEE: WILLIAM JOSEPH & ER						
0810/1406	9/08/1995	WD	U	I	12	10,000
GRANTOR: CHARLES & PAULA PELON						
GRANTEE: DAVID G & CINDY L P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W48 N20 W24 S20 E12 S12 E40 UOP= S6 E8 N6 W8$ E20$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.70	AC		1.00	1.00	1.30	9,500.00	12,350.00	8,645							

REVIEW DATE 07/20/2015 BY DF Total Acres: 0.70 Total Land Value: 8,645 Market: 0 Agricultural: 0 Common: 8,645 PRINTED 10/17/2025 BY SYS