W1/2 OF E1/2 OF SW1/4 OF SW1/4.

744-1820, 745-1756, 864-2294, 96

CUBBEDGE LORI A
2835 NIGHT HERON DR
MIMS, FL 32754

2026

17-2S-17-04718-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

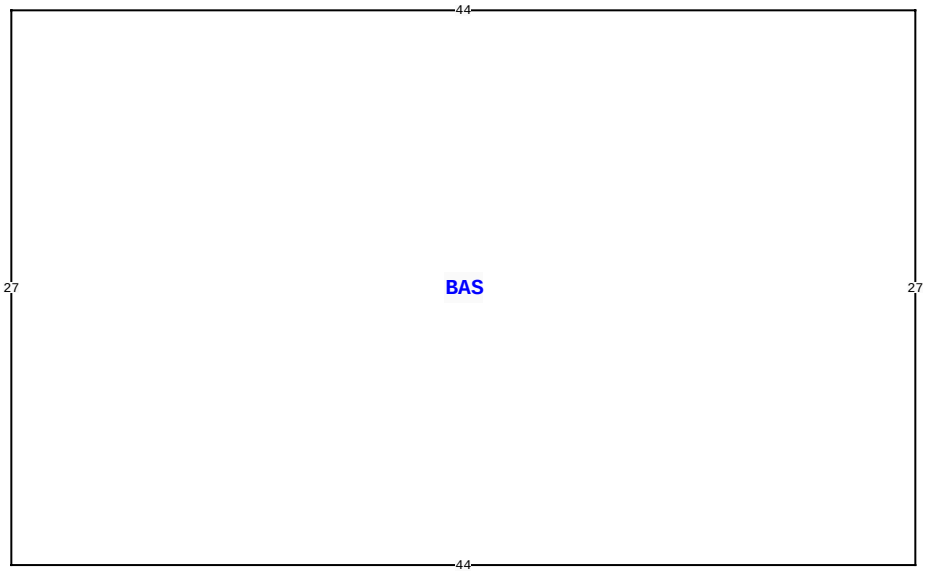
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,959
TOTALS	1,188			1,188	69,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

756 NW CORINTH DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,959
TOTAL MARKET OB/XF VALUE	9,160
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	144,119
SOH/AGL Deduction	20,975
ASSESSED VALUE	123,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,144
TOTAL JUST VALUE	144,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042456	Roof Replacement	5,200	07/30/2021
23713	M H	275	10/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1595	3/15/2023	LE	U	I	14	100
GRANTOR: CUBBEDGE LORI A						
GRANTEE: CUBBEDGE LORI A (EN						
1056/2238	8/30/2005	WD	Q	I		76,500
GRANTOR: CHARLES B BROWN						
GRANTEE: KENNETH R & LORI CU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	0296	SHED METAL	0	0	12	20	240.00	UT	9.00	9.00	100	2010	2010	3	100	2,160	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,160

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	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,000							

REVIEW DATE 08/03/2015 BY DF Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/20/2025 BY SYS