COMM NW COR OF E1/2 OF SEC, RUN TO A FENCE LINE, S ALONG FENCE L FT, E 386.55 FT TO POB, CONT E 1

TONETTI VINCENT M/TONETTI CHRISTY
394 NW CARR CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

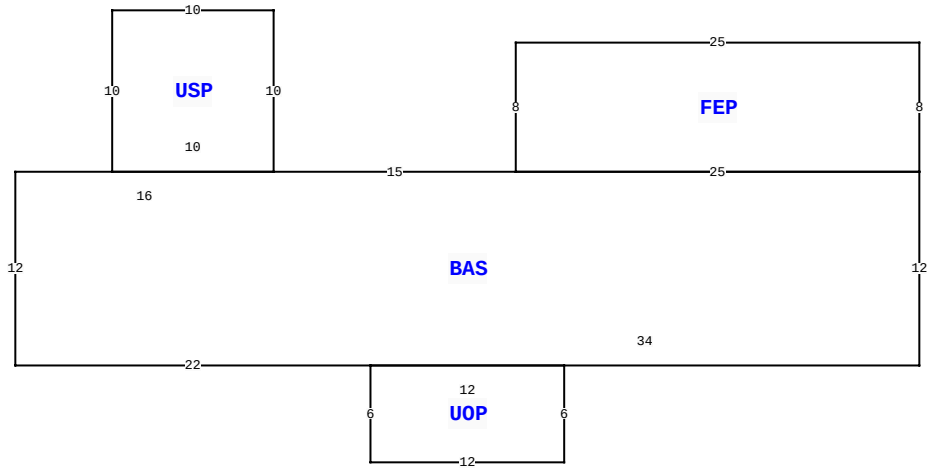
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	14,647
FEP	200	85		170	3,705
UOP	72	25		18	392
USP	100	35		35	763
TOTALS	1,044			895	19,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	895	90.8100	54.49	48,769	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2004 Heated Area: 672 HX Base Yr



394 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/13/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,508
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	3,315
TOTAL MARKET VALUE	30,623
SOH/AGL Deduction	19,232
ASSESSED VALUE	11,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,391
TOTAL JUST VALUE	30,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/1626	5/31/2021	WD	U	V	30	100

GRANTOR: TONETTI VINCENT M

GRANTEE: TONETTI VINCENT M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 USP= N10 W10 S10 E10$ W16 S12 E22 UOP= S6E12 N6 W12$ E34 N12 FEP= N8 W25 S8 E25$ W25$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0.51	AC		1.00	1.00	1.00	6,500.00	6,500.00	3,315							

REVIEW DATE 01/31/2023 BY KS Total Acres: 0.51 Total Land Value: 3,315 Market: 0 Agricultural: 0 Common: 3,315 PRINTED 10/02/2025 BY SYS