

COMM NE COR OF SE1/4, RUN S
ALONG E LINE 120 FT, W 607.37
FT FOR POB, RUN W 242.50 FT,

SANDAGE JODY F/SANDAGE BRENDA H
524 SW TITANIUM CT
LAKE CITY, FL 32024

2026

17-4S-16-03050-019



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		01
NEIGHBORHOOD/LOC	17416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	45,487
FSP	144	40		58	1,586
FSP	168	40		67	1,832

TOTALS	1,976			1,789	48,904
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.35	AC	

REVIEW DATE 05/10/2019 BY KR

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,789	113.9000	68.34	122,260	1994	1994	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1664 HX Base Yr													

524 SW TITANIUM CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF											
13,900											

Total Acres: 2.35 Total Land Value: 35,250 Market: 0 Agricultural: 0 Common: 35,250

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		48,904
TOTAL MARKET OB/XF VALUE		13,900
TOTAL LAND VALUE - MARKET		35,250
TOTAL MARKET VALUE		98,054
SOH/AGL Deduction		40,507
ASSESSED VALUE		57,547
TOTAL EXEMPTION VALUE		32,547
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0990/1118	7/09/2003	WD	Q	I	04	8,500	
GRANTOR: JOHN DEAS							
GRANTEE: JODY F & BRENDA H S							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W64 FSP= W12 S12 E12 N12\$ S12 FSP= W12 S14 E12 N14\$ S14E64 N26\$.													