

N1/2 OF THE FOLLOWING: COMM NE
1292.67 FT FOR POB, CONT S 625.1
FT, N 625.10 FT, E 696.51 FT TO

CADE JON ALLEN/CADE EDNA ROMAINE
349 SW RAMON CT
LAKE CITY, FL 32024

2026

18-4S-16-03054-107



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	145,488
FSP	276	40		110	8,717
UOP	384	25		96	7,607

TOTALS	2,496			2,042	161,811
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1997
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1997
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC	

REVIEW DATE 12/17/2024 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,042	129.6900	121.91	248,940	1997	2010	0	0	35.00	65.00
1 MANUF 1 100% - 2023 Heated Area: 1836 HX Base Yr 2023											
349 SW RAMON CT, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
13,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC	

Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,811	
TOTAL MARKET OB/XF VALUE		13,200	
TOTAL LAND VALUE - MARKET		55,110	
TOTAL MARKET VALUE		230,121	
SOH/AGL Deduction		105,156	
ASSESSED VALUE		124,965	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		74,243	
TOTAL JUST VALUE		230,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12367	M H	125	04/04/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1467/1390	5/23/2022	WD	Q	I	01
GRANTOR: LANGLEY SAMUEL T					
GRANTEE: CADE JON ALLEN					
1162/0752	11/12/2008	WD	Q	I	03
GRANTOR: MCDANIEL					
GRANTEE: LANGLEY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W24 W44 S27 E25 E43 N27 \$											
UOP=[ORIG=-24,0] N12 W32 S12 E32 \$											
FSP=[ORIG=-43,27] S12 E23 N12 W23 \$											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 11/18/2025 BY SYS