

THOMAS SHEILA C/THOMAS CYNTHIA J
347 SW GENT GLN
LAKE CITY, FL 32024

18-4S-16-03059-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	31	VINYL SID 100								0800	02	924	101.7000	61.02	56,382	1995	1995	0	0	0	60.00	40.00	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 MOBILE HME 0% - 2007										Heated Area: 924										HX Base Yr 2007										STANDARD							
Roof Cover	12	MODULAR MT 100								146614 BAS										Tax Group: 3										Tax Dist:																	
Interior Wall	04	PLYWOOD 100																		BUILDING MARKET VALUE										141,057																	
Interior Floo	08	SHT VINYL 100																		TOTAL MARKET OB/XF VALUE										13,610																	
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										55,000																	
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										209,667																	
Bedrooms		2 100																		SOH/AGL Deduction										105,644																	
Bathrooms		2 100																		ASSESSED VALUE										104,023																	
Stories	1.	1. 100																		TOTAL EXEMPTION VALUE										HX HB SX 83,561																	
Architectual	01	CONV 100																		BASE TAXABLE VALUE										20,462																	
Units		0 100																		TOTAL JUST VALUE										209,667																	
Condition Adj	03	03 100								NCON VALUE										0																											
Kitchen Adjus	01	01 100								INCOME VALUE																																					
																				PREVIOUS YEAR MKT VALUE										209,667																	
Quality		03	03																																												
DOR CODE		0202	MOBILE HOME/M HOME																																												
MAP NUM			MKT AREA					01																																							
NEIGHBORHOOD/LOC		18416.00	1.00/																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	924	100		924	22,553																																										
TOTALS		924		924	22,553																																										
EXTRA FEATURES										347 SW GENT GLN, LAKE CITY										BLD DATE						LGL DATE		04/07/2025				MLU															
										XF DATE						LAND DATE						AG DATE																									
										INC 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	0296	SHED METAL	0	100	24	12	288.00	UT	7.00	7.00	60	1993	1993	3	60	1,210																															
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200																															
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																															
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																															
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																															
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																															
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																															
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500																															
LAND DESCRIPTION										TOTAL OB/XF										13,610																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000																														
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																														
REVIEW DATE		12/17/2024		BY	JB		Total Acres: 5.00		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 10/03/2025 BY SYS																														

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