W1/2 OF SE1/4 OF SE1/4 OF NW1/4. AKA PARCEL 2 (FAB RD SURVEY) ORB 284-336, PROB#

ARMSTRONG ROY/ARMSTRONG LESLIE
256 SW GENT GLN
LAKE CITY, FL 32024

2026

18-4S-16-03059-002

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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

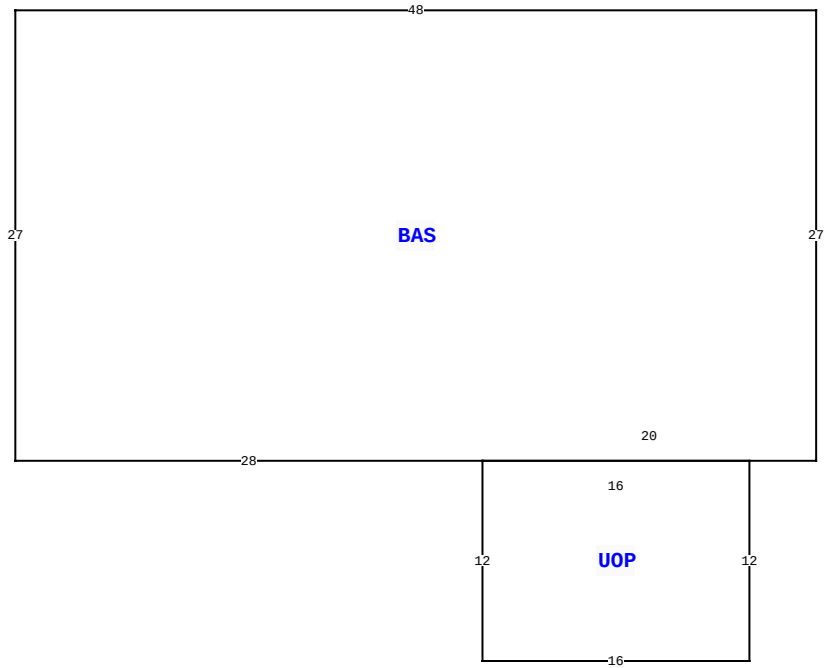
NEIGHBORHOOD/LOC 18416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
UOP	192	25		48	2,826
TOTALS	1,488			1,344	79,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,344	113.9000	107.07	143,902	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2011 Heated Area: 1296 HX Base Yr 2011



256 SW GENT GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,146
TOTAL MARKET OB/XF VALUE		12,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		146,346
SOH/AGL Deduction		71,775
ASSESSED VALUE		74,571
TOTAL EXEMPTION VALUE	HX HB	49,571
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044973	Roof Replacement	23,318	07/15/2022
26553	M H	507	12/27/2007
13648	M H	125	02/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/2626	5/10/2007	WD	Q	V		60,000
GRANTOR: ELIZABETH A & SHAWNA						
GRANTEE: ROY & LESLIE ARMSTR						
0893/1673	11/01/1997	PR	Q	V	01	100
GRANTOR: CONNIE E SMITH AS PR						
GRANTEE: ELIZABETH A & SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E28 UOP= S12 E16 N12 W16$ E20 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	0031	BARN,MT AE	0	100	34	23	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
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	2014	2014	3	100	100	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,200

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

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