THE S'LY 1/3 OF FOLLOWING PARCEL
OF SEC, RUN S 356 FT FOR POB, CO
W 1045.04 FT, N 533.15 FT, E 105

RIVERA CARIDAD
574 NW BERT AVE
LAKE CITY, FL 32055

2026

20-3S-16-02192-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

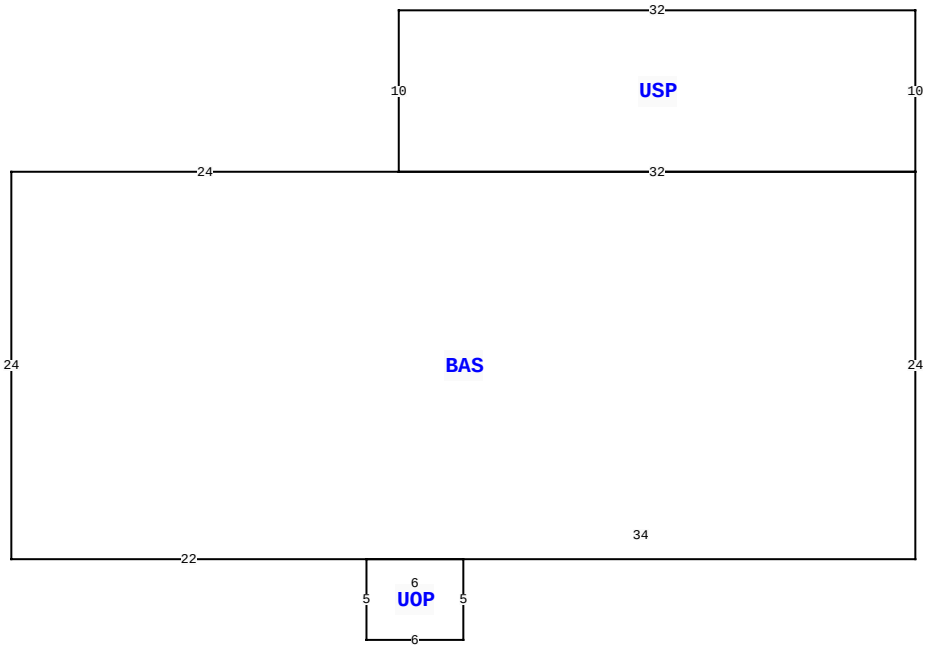
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	27,230
UOP	30	25		8	162
USP	320	35		112	2,269
TOTALS	1,694			1,464	29,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	84.4200	50.65	74,152	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1344 HX Base Yr 1999



574 NW BERT AVE, 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		29,661
TOTAL MARKET OB/XF VALUE		8,747
TOTAL LAND VALUE - MARKET		47,080
TOTAL MARKET VALUE		85,488
SOH/AGL Deduction		36,071
ASSESSED VALUE		49,417
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,417
TOTAL JUST VALUE		85,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,488

SALE:1:1: QC TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0868/1034	10/29/1998	WD	Q	I		35,000
GRANTOR: BALLANCE						
GRANTEE: RIVERA						
0842/0300	9/29/1996	QC	Q	I	01	3,000
GRANTOR: MEEKS						
GRANTEE: BALLANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E22 UOP= S5 E6 N5 W6$ E34 N24 USP= N10 W32 S10 E32$ W32$.

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	0120	CLFENCE 4	0	100	0	0	150.00	UT	2.50	2.50	100	1993	1993	3	100	375	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	3.50	3.50	100	1993	1993	3	100	672	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,747

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.28	AC		1.00	1.00	1.00	11,000.00	11,000.00	36,080							

REVIEW DATE 02/06/2023 BY KS Total Acres: 4.28 Total Land Value: 47,080 Market: 0 Agricultural: 0 Common: 47,080 PRINTED 11/18/2025 BY SYS