BEG NE COR, RUN W 1051.12 FT, S 1051.12 FT, N 356 FT TO POB.

BALLANCE ROSE
736 NW BERT AVE
LAKE CITY, FL 32055-8348

2026

20-3S-16-02192-005

BUILDING CHARACTERISTICS

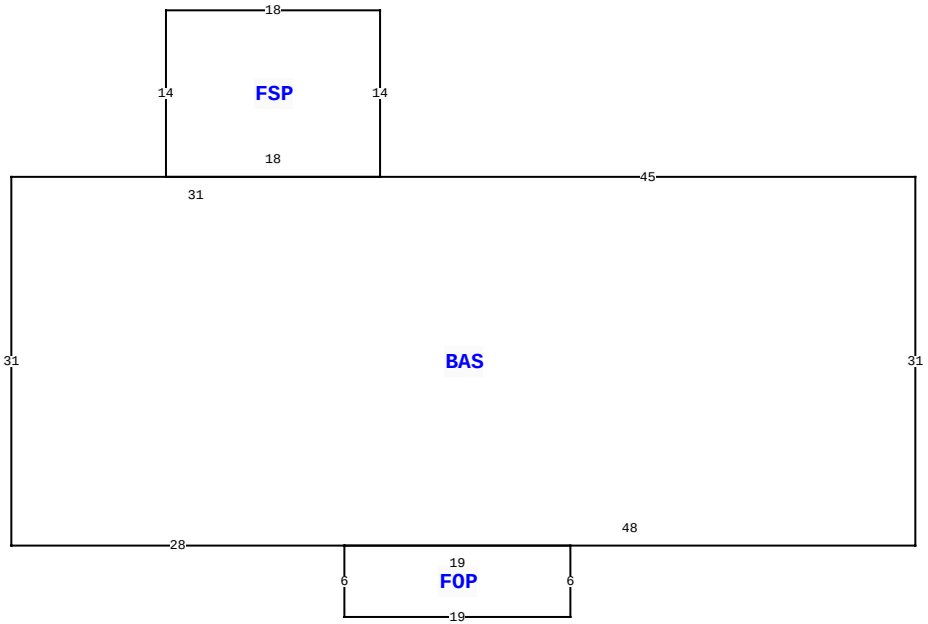
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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		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	2,356	100		2,356	64,404
FOP	114	35		40	1,094
FSP	252	40		101	2,761
TOTALS	2,722			2,497	68,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,497	113.9000	68.34	170,645	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 2356 HX Base Yr 2006



736 NW BERT AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		68,258
TOTAL MARKET OB/XF VALUE		5,140
TOTAL LAND VALUE - MARKET		65,560
TOTAL MARKET VALUE		138,958
SOH/AGL Deduction		50,473
ASSESSED VALUE		88,485
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		32,763
TOTAL JUST VALUE		138,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,958

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15096	M H	125	02/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1141/2508	1/28/2008	WD	Q	I	01	100
GRANTOR:WILLIAM R & ROSA BALL						
GRANTEE:WILLIAM R BALLANCE						
0769/1203	11/02/1992	QC	Q	V	01	0
GRANTOR:RUBY DUNN						
GRANTEE:WILLIAM BALLANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FSP= N14 W18 S14 E18$ W31 S31 E28 FOP= S6E19 N6 W19$ E48 N31$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	1999	1999	3	100	900	
2	0120	CLFENCE 4	0	100	0	0	176.00	UT	2.50	2.50	100	1999	1999	3	100	440	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

TOTAL OB/XF 5,140

LAND DESCRIPTION

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	8.57	AC		1.00	1.00	0.85	9,000.00	7,650.00	65,560							

REVIEW DATE 02/06/2023 BY KS Total Acres: 8.57 Total Land Value: 65,560 Market: 0 Agricultural: 0 Common: 65,560 PRINTED 11/18/2025 BY SYS