LOT 8 BLOCK 4 DOUBLE RUN S/D. (T DOUBLE RUN BEING A REPLAT OF LOT NEEDLES EST).

BONILLA CARLOS GRANADOS/ALVAREZ BETZAIDA GRANADOS
7353 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

20-3S-17-05312-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		1.5 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

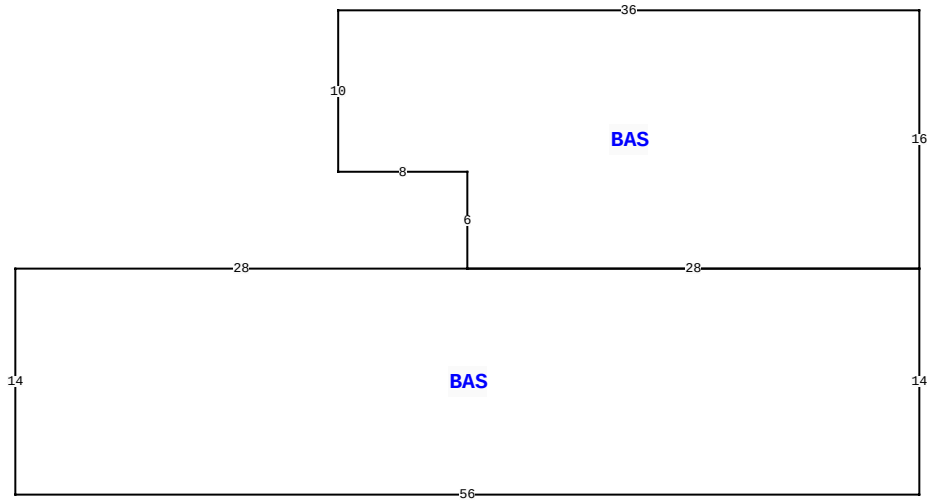
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	14,434
BAS	784	100		784	21,432
TOTALS	1,312			1,312	35,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	113.9000	68.34	89,662	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1312 HX Base Yr



331 NE HOWARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,865
TOTAL MARKET OB/XF VALUE	8,450
TOTAL LAND VALUE - MARKET	3,703
TOTAL MARKET VALUE	48,018
SOH/AGL Deduction	0
ASSESSED VALUE	48,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,018
TOTAL JUST VALUE	48,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/198	10/06/2025	WD	U	I	11	100
GRANTOR: BENITEZ AMILCAR A						
GRANTEE: BONILLA CARLOS GRAN						
1523/1681	9/05/2024	WD	U	I	11	100
GRANTOR: GRANADOS CARLOS						
GRANTEE: BENITEZ AMILCAR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S10 E8 S6 BAS= W28 S14 E56 N14 W28$ E28 N16$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	400.00	UT	3.50	3.50	75	2019	2019	3	75	1,050	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	0		00	0.00	0.00	7,406.00	SF		1.00	1.00	1.00	0.50	0.50	3,703							

REVIEW DATE 03/02/2020 BY JB Total Acres: 0.17 Total Land Value: 3,703 Market: 0 Agricultural: 0 Common: 3,703 PRINTED 11/20/2025 BY SYS