LOTS 11 & 12 BLOCK 1 RUBY PARK S
642-9,14, 657-708,709,

MCCUBBINS CARLENE L SULLIVAN
16933 NW 251ST ST
HIGH SPRINGS, FL 32643

2026

20-3S-17-05437-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

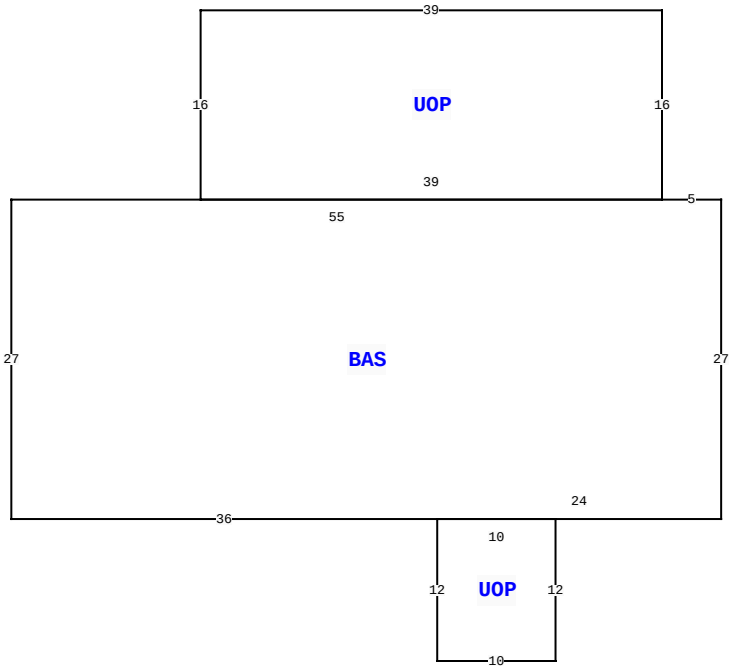
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
UOP	120	25		30	1,767
UOP	624	25		156	9,187
TOTALS	2,364			1,806	106,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,806	113.9000	107.07	193,368	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr



119 NW KOBIE WAY, 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	106,352
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	3,815
TOTAL MARKET VALUE	118,767
SOH/AGL Deduction	19,180
ASSESSED VALUE	99,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,587
TOTAL JUST VALUE	118,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,767

XFOB:1:1: CHEV MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0967/0064	11/07/2002	QC	Q	I	03	100

GRANTOR: MYRON E LAWRENCE TSTE

GRANTEE: CARLENE L SULLIVAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N16 W39 S16 E39$ W55 S27 E36 UOP= S12 E10 N12 W10$ E24 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0102	C	SFR/MH	0			0.00	0.00	15,259.00	SF		1.00	1.00	1.00	0.25	0.25	3,815							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.35 Total Land Value: 3,815 Market: 0 Agricultural: 0 Common: 3,815 PRINTED 11/10/2025 BY SYS