

LOTS 1, 2, 15 & 16 BLOCK 6 RUBY
300-102, 663-597, 887-1439, FJ 1

GINN MARYLOU J/KELLER CHRISTINE R L
130 SW ASPEN GLN
LAKE CITY, FL 32024

2026

20-3S-17-05463-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	02	02 100
Kitchen Adjus	01	01 100

Quality	02	02
DOR CODE	0200MOBILE 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	1,728	100		1,728	31,692
TOTALS 1,728 1,728 31,692					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	32,467.00	SF	

REVIEW DATE 09/02/2015 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,728	76.4235	45.85	79,229	1994	1994	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2019 Heated Area: 1728 HX Base Yr 2019													
27 64 BAS 27 64													
204 NW LAVADA ST, LAKE CITY													

TOTAL OB/XF 9,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100			0.00	0.00	32,467.00	SF		1.00	1.00

TOTAL OB/XF 9,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100			0.00	0.00	32,467.00	SF		1.00	1.00

Total Acres: 0.75 Total Land Value: 4,058 Market: 0 Agricultural: 0 Common: 4,058

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
VALUATION BY		STANDARD											
Tax Group: 2		Tax Dist:											
BUILDING MARKET VALUE		31,692											
TOTAL MARKET OB/XF VALUE		9,500											
TOTAL LAND VALUE - MARKET		4,058											
TOTAL MARKET VALUE		45,250											
SOH/AGL Deduction		18,347											
ASSESSED VALUE		26,903											
TOTAL EXEMPTION VALUE		25,000											
BASE TAXABLE VALUE		1,903											
TOTAL JUST VALUE		45,250											
NCON VALUE		0											
INCOME VALUE													
PREVIOUS YEAR MKT VALUE		45,250											

SALES DATA													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1365/1264	7/19/2018	WD	U	I	11	100							
GRANTOR: MARYLOU J GINN													
GRANTEE: MARYLOU J GINN & CH													
1156/1848	8/06/2008	WD	Q	I	03	25,000							
GRANTOR: GREEN TREE SERVICING													
GRANTEE: MARY LOU JOHNS GINN													

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