BEG SW COR OF NE1/4 OF SW1/4, RU
E 420 FT, S 199.30 FT TO N LINE
SW 1/4, CONT S 10.70 FT TO A PT

PRESNELL EDWARD MARTIN
371 SW FEDORA WAY
LAKE CITY, FL 32025-3167

2026

20-4S-17-08586-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

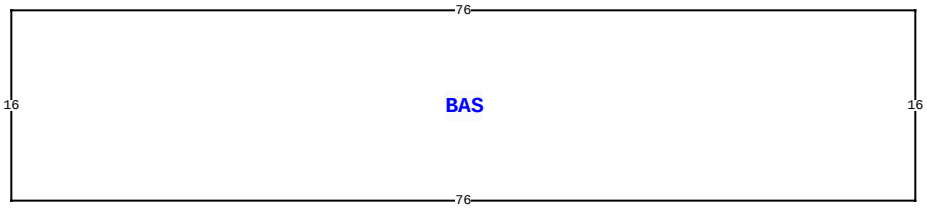
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,608
TOTALS	1,216			1,216	71,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.9000	107.07	130,197	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1216 HX Base Yr 2015



371 SW FEDORA WAY, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		71,608
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		109,308
SOH/AGL Deduction		54,222
ASSESSED VALUE		55,086
TOTAL EXEMPTION VALUE	HX HB	30,086
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,308

SALE:1:1: 2.02 AC FAMILY TRANSACTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21731	M H	357	04/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2474	4/26/2004	WD	Q	V	06	100
GRANTOR: ANNA Y LYNCH						
GRANTEE: EDWARD MARTIN PRESN						
0988/1438	7/09/2003	WD	Q	V	06	100
GRANTOR: ANNA THERESA LYNCH						
GRANTEE: ANNA Y LYNCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	2.02	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,300							

REVIEW DATE 05/16/2017 BY BC Total Acres: 2.02 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 11/07/2025 BY SYS