

W1/2 OF N1/2 OF SW1/4 OF SW1/4
OF NE1/4 EX 30 FT OFF S SIDE
FOR RD R/W. (AKA LOT 10 OF AN

SAGE CHARLES EDWARD IV
263 NW YATES LP
LAKE CITY, FL 32055

2026

21-3S-16-02215-037



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	0200MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	960	100
UOP	300	25
TOTALS	1,260	1,035 28,020

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,035	112.8000	67.68	70,049	1991	1991	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2014 Heated Area: 960 HX Base Yr 2014													
UOP BAS													
263 NW YATES LOOP, LAKE CITY													

COLUMBIA COUNTY PROPERTY											2
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						28,020					
TOTAL MARKET OB/XF VALUE						9,188					
TOTAL LAND VALUE - MARKET						30,000					
TOTAL MARKET VALUE						67,208					
SOH/AGL Deduction						27,906					
ASSESSED VALUE						39,302					
TOTAL EXEMPTION VALUE						HX HB		25,000			
BASE TAXABLE VALUE						14,302					
TOTAL JUST VALUE						67,208					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						67,208					
SALE:2:1: \$.70 STAMPS											