

BLOCK 44 MASON CITY EX THE N
101 FT.
858-1818, 890-380, 892-749,752

GARCIA CECILIO
7490 NE 30TH STREET
HIGH SPRINGS, FL 32643

2026

22-5S-17-09340-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 22517.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	32,803
TOTALS	1,200			1,200	32,803

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	3.60

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,200	113.9000	68.34	82,008	1980	1980	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 1200 HX Base Yr													
24 BAS 505024													
191 SW CAVALRY PL, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/22/2022 MLU													

L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,700	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
A-1	0.00	0.00	3.60	AC		1.00	1.00	0.55	12,500.00	6,875.00					
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		32,803	
TOTAL MARKET OB/XF VALUE		7,700	
TOTAL LAND VALUE - MARKET		24,750	
TOTAL MARKET VALUE		65,253	
SOH/AGL Deduction		0	
ASSESSED VALUE		65,253	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		65,253	
TOTAL JUST VALUE		65,253	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16064	M H	125	09/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0892	6/29/2020	WD	Q	I	01	39,000
GRANTOR: TRACY U GRAFF						
GRANTEE: CECILIO GARCIA						
1402/0949	12/30/2019	QC	U	I	11	100
GRANTOR: SANDRA LEE TURNER						
GRANTEE: TRACY U GRAFF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W50 S24 E50 N24\$.									