BLOCK 28 MASON CITY S/D & ALSO T
ST (VACATED) LYING N OF & CONTIG
& ALSO W1/2 OF 2ND AVE WEST (VAC

GAINER PEARL
325 SW ARMAND PLACE
LAKE CITY, FL 32025

2026

22-5S-17-09340-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

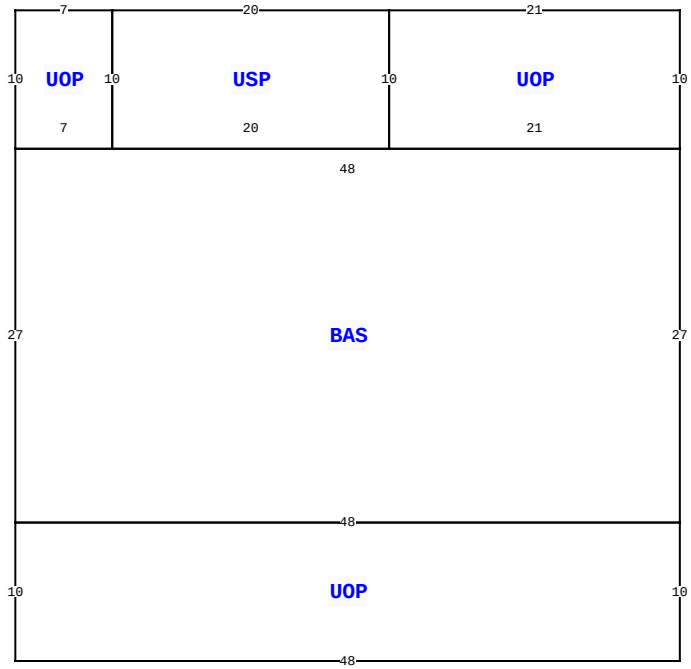
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	86,131
UOP	70	25		18	1,196
UOP	210	25		52	3,456
UOP	480	25		120	7,975
USP	200	35		70	4,652
TOTALS	2,256			1,556	103,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,556	115.9000	108.95	169,526	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr



325 SW ARMAND PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,411
TOTAL MARKET OB/XF VALUE	15,736
TOTAL LAND VALUE - MARKET	19,875
TOTAL MARKET VALUE	139,022
SOH/AGL Deduction	0
ASSESSED VALUE	139,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,022
TOTAL JUST VALUE	139,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,803

XFOB:1:1: JEFRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27734	M H	375	04/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1512/1458	3/22/2024	QC	U	I	11	164,000
GRANTOR: DAVIS JAMES D						
GRANTEE: GAINER PEARL						
1085/2599	5/18/2006	WD	Q	I		61,000
GRANTOR: RANDALL B MCRAE						
GRANTEE: JAMES & SHARON DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 UOP= S10 E48 N10 W48$ E48 N27$ UOP= N10 W21
USP= W20 UOP= W7 S10 E7 N10$ S10 E20 N10$ S10 E21$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	0	24	30	720.00	UT	11.00	11.00	80	2009	2009	3	80	6,336	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,736

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	0		A-1	0.00	0.00	1.59	AC		1.00	1.00	1.00	12,500.00	12,500.00	19,875							

REVIEW DATE 04/23/2024 BY TP Total Acres: 1.59 Total Land Value: 19,875 Market: 0 Agricultural: 0 Common: 19,875 PRINTED 11/18/2025 BY SYS