W1/2 OF LOTS 8 & 13 & ALL LOTS
9-12 BLOCK 27 MASON CITY &
S1/2 OF THAT PORTION OF PECAN

WILLIAMS PATRICK
271 SW ARMAND PL
LAKE CITY, FL 32025-2608

2026

22-5S-17-09340-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Quality	05	05

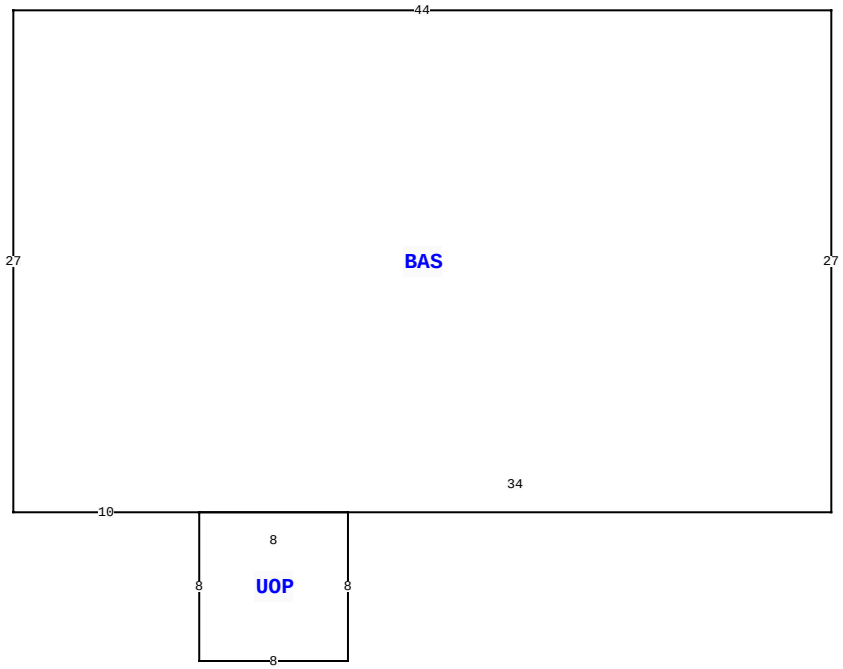
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22517.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	78,371
UOP	64	25		16	1,056
TOTALS	1,252			1,204	79,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,204	121.0000	113.74	136,943	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2018 Heated Area: 1188 HX Base Yr 2018



271 SW ARMAND PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,427
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		13,994
TOTAL MARKET VALUE		101,621
SOH/AGL Deduction		45,664
ASSESSED VALUE		55,957
TOTAL EXEMPTION VALUE	HX HB	30,957
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26342	M H	553	10/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/2641	9/27/2017	WD	Q	I	01	69,900
GRANTOR: JONATHAN & HOLLY FRAZ						
GRANTEE: PATRICK WILLIAMS						
1116/0122	4/01/2007	WD	Q	V		26,000
GRANTOR: SUBRANDY						
GRANTEE: JONATHAN & HOLLY FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E10 UOP= S8 E8 N8 W8$ E34 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
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 8,200

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		00	0.00	0.00	0.98	AC		1.00	1.00	1.02	14,000.00	14,280.00	13,994							

REVIEW DATE 08/23/2017 BY BC Total Acres: 0.98 Total Land Value: 13,994 Market: 0 Agricultural: 0 Common: 13,994 PRINTED 11/18/2025 BY SYS