LOTS 6,7,14 & 15 & E1/2 OF
LOTS 8 & 13, ALL IN BLOCK 27,
MASON CITY S/D & ALSO S1/2 OF

PERRY ROSALIE ANNDELL
239 SW ARMAND PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

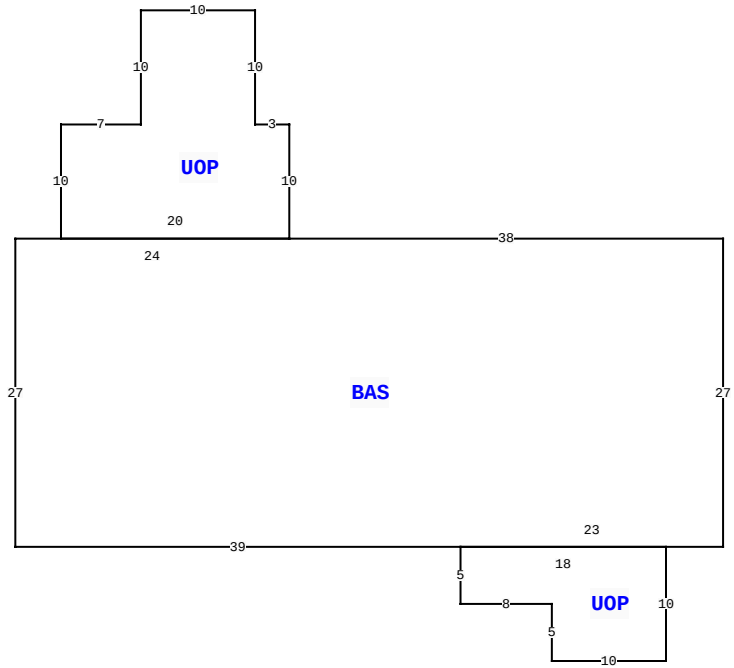
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	45,760
UOP	140	25		35	957
UOP	300	25		75	2,050
TOTALS	2,114			1,784	48,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	113.9000	68.34	121,919	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1674 HX Base Yr



239 SW ARMAND PL, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		48,768
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		12,979
TOTAL MARKET VALUE		69,497
SOH/AGL Deduction		29,250
ASSESSED VALUE		40,247
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,247
TOTAL JUST VALUE		69,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,497

SALE:2:1: WD REPLACING AGREEMENT MADE EARLIER

BLDG:1:1: HICK MH

XFOB:1:1: HICK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051501	Roof Replacement	15,000	11/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0854/2186	1/19/1998	WD	Q	I	01	100
GRANTOR: ANTHONY PERRY						
GRANTEE: ROSALIE PERRY						
0785/1609	12/01/1993	WD	U	I	12	8,500
GRANTOR: LENVIL DICKS						
GRANTEE: ANTHONY PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N10 W3 N10 W10S10 W7 S10 E20$ W24 S27 E39 UOP= S5 E8 S5 E10 N10 W18$ E23 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	750	
2	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 7,750

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	0102	C	SFR/MH	100		00	0.00	0.00	0.73	AC		1.00	1.00	1.27	14,000.00	17,780.00	12,979							

REVIEW DATE 12/09/2024 BY JS Total Acres: 0.73 Total Land Value: 12,979 Market: 0 Agricultural: 0 Common: 12,979 PRINTED 10/03/2025 BY SYS