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MASON CITY.

VICTORES MARITZA D
285 SW CAVALRY PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-066

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
Units		0 100
Condition Adj	03	03 100
Quality	05	05

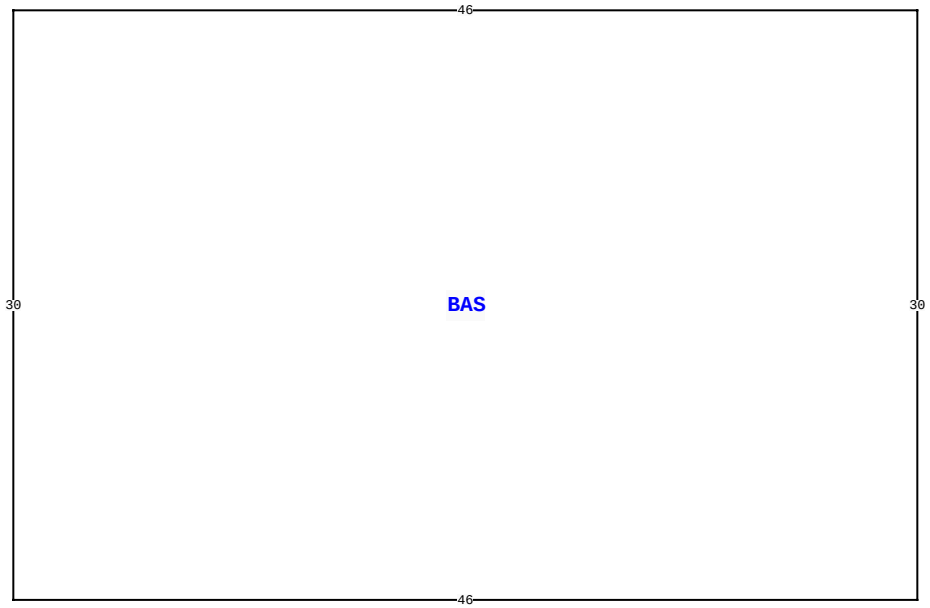
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	138,492
TOTALS	1,380			1,380	138,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,380	113.9000	112.76	155,609	2019	2019	0	0	0	11.00	89.00

2 MANUF 2 100% - 2021 Heated Area: 1380 HX Base Yr 2021



285 SW CAVALRY 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		138,492
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		7,560
TOTAL MARKET VALUE		153,052
SOH/AGL Deduction		43,547
ASSESSED VALUE		109,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,783
TOTAL JUST VALUE		153,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39770	M H	0	05/18/2020
11916	M H	125	12/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2239	12/18/2020	WD	Q	I	01	113,000
GRANTOR: DUNCAN SHARON						
GRANTEE: VICTORES MARITZA D						
1411/0178	4/30/2020	WD	Q	V	03	15,500
GRANTOR: JEFF & DANA BROWN						
GRANTEE: SHARON DUNCAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S30 E46 N30$.

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	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 7,000

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		A-1	0.00	0.00	0.54	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,560							

REVIEW DATE 06/18/2020 BY JB Total Acres: 0.54 Total Land Value: 7,560 Market: 0 Agricultural: 0 Common: 7,560 PRINTED 10/03/2025 BY SYS