THE W 1/2 OF THE S 1/2 OF BLOCK
CITY, EX 15 FT THE S 1/2 OF THE
OF BLOCK 48, MASON CITY.

BUGNA TAMMY K/BUGNA TALEN A
1112 NW 104TH TER
GAINESVILLE, FL 32606

2026

22-5S-17-09340-075

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

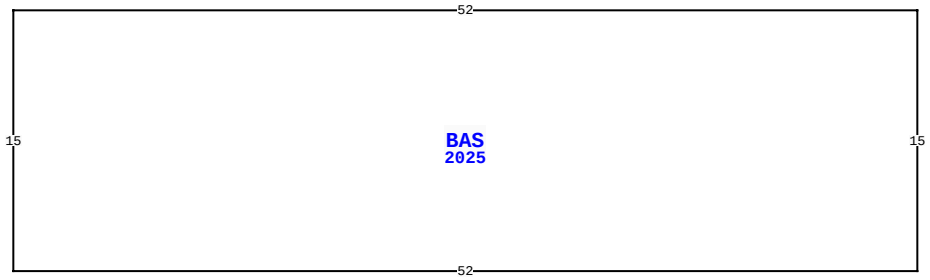
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	780	100	2025	780	80,069
TOTALS	780			780	80,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	780	111.5000	110.38	86,096	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2025 Heated Area: 780 HX Base Yr 2025



281 SW DISCOVERY 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		80,069
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		10,094
TOTAL MARKET VALUE		97,163
SOH/AGL Deduction		0
ASSESSED VALUE		97,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,441
TOTAL JUST VALUE		97,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049606	Mobile Home		04/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/2567	10/13/2023	WD	Q	V	01	10,000
GRANTOR: PFS SOLUTIONS INC						
GRANTEE: BUGNA TAMMY K						
1490/323	3/09/2023	WD	U	V	11	100
GRANTOR: ROBINSON DALE A						
GRANTEE: PFS SOLUTIONS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,11] E52 S15 W52 N15 $
.

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	2025	2024		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	1.03	AC		1.00	0.70	0.70	14,000.00	9,800.00	10,094							

REVIEW DATE 07/05/2024 BY randall Total Acres: 1.03 Total Land Value: 10,094 Market: 0 Agricultural: 0 Common: 10,094 PRINTED 11/10/2025 BY SYS