BEG 420 FT S OF NE COR OF NE1/4
210 FT, W 210 FT, N 210 FT, E 21

MOLINA LYDIA
402 SW TUNSIL ST
LAKE CITY, FL 32024

2026

23-4S-16-03096-001

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

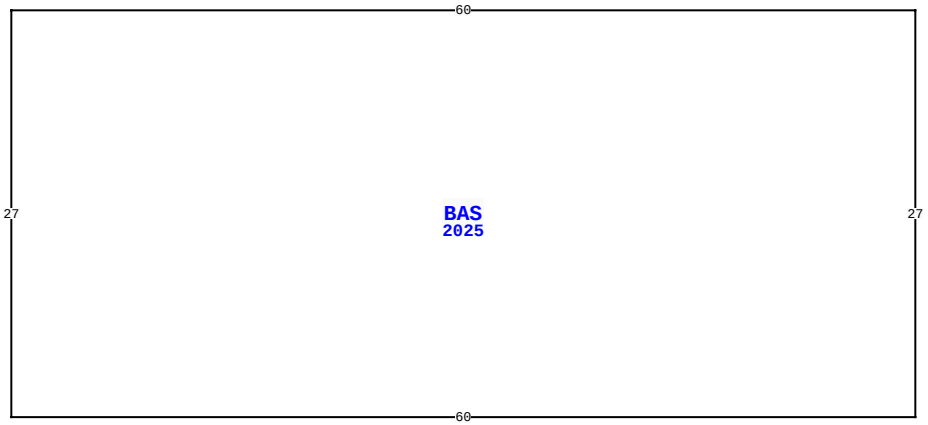
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2025	1,620	147,758
TOTALS	1,620			1,620	147,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,620	113.5000	93.07	150,773	2024	2024	0	0	0	2.00	98.00

1 MANUF 1 100% - 2025 Heated Area: 1620 HX Base Yr 2025



402 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,758
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		167,758
SOH/AGL Deduction		0
ASSESSED VALUE		167,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,036
TOTAL JUST VALUE		167,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050462	Mobile Home		07/29/2024
000050072	Right-of-Way Acce		06/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/878	12/04/2024	WD	Q	I	01	170,200
GRANTOR: STARS & STRIPS MOBILE						
GRANTEE: MOLINA LYDIA						
1519/40	7/12/2024	WD	Q	V	03	25,000
GRANTOR: WESTON RONALD C						
GRANTEE: STARS & STRIPS MOBI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,8] E60 S27 W60 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	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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 12/19/2024 BY ME Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/18/2025 BY SYS