

E1/2 OF SE1/4 OF NE1/4 EX THE E
642-194,196, DC 979-379, 992-120

HUGHES AUSTIN/ENGLE LINDSEY S
196 SW CANTALOUPE AVE
LAKE CITY, FL 32024

2026

23-5S-15-00462-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	23515.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2026	1,064	24,898
TOTALS	1,064			1,064	24,898

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	1.00	UT	4,500.00	4,500.00	100	2026
2	0294	SHED WOOD/	0	0	0	1.00	UT	6,500.00	6,500.00	100	2026
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.00	AC	1.00

REVIEW DATE 11/07/2025 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,064	97.5000	58.50	62,244	1980	1980	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2026 Heated Area: 1064 HX Base Yr											
14 BAS 2026 76											
565 SW DAISY RD, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU											

TOTAL OB/XF											
18,000											

TOTAL OB/XF											
18,000											

Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		24,898	
TOTAL MARKET OB/XF VALUE		18,000	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		137,898	
SOH/AGL Deduction		0	
ASSESSED VALUE		137,898	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		137,898	
TOTAL JUST VALUE		137,898	
NCON VALUE		42,898	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1537/1192	5/16/2019	AG	U	V	21
GRANTOR: DEAS BULLARD PROPERTI					SALE PRICE
GRANTEE: HUGHES AUSTIN					69,500

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2026;ORIG=16,11] E76 S14 W76 N14 \$					
