BEG NW COR OF SE1/4, RUN W
464.89 FT, S 983.88 FT, W
464.90 FT, N 989.47 FT TO POB.

CORMIER JOHN R III/CORMIER URSULA
595 SW INFINITY PL
LAKE CITY, FL 32024

2026

24-5S-16-03707-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

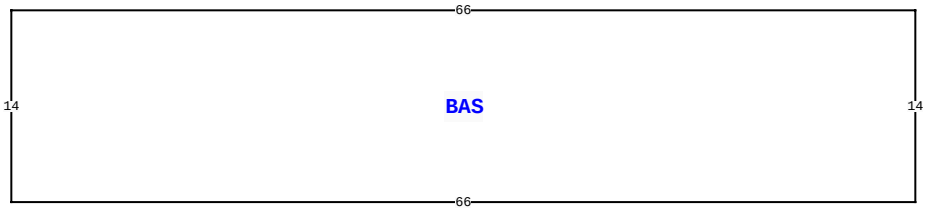
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,329
TOTALS	924			924	16,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	73.6290	44.18	40,822	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 924 HX Base Yr 2007



595 SW INFINITY 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		16,329
TOTAL MARKET OB/XF VALUE		14,250
TOTAL LAND VALUE - MARKET		100,035
TOTAL MARKET VALUE		130,614
SOH/AGL Deduction		72,311
ASSESSED VALUE		58,303
TOTAL EXEMPTION VALUE	HX HB VX	38,303
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		130,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054204	Mobile Home		10/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1086/1226	6/12/2006	WD	U	V	08	18,000

GRANTOR: SUBRANDY LIMITED
GRANTEE: JOHNR III & URSULA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
10	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,250

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	10.53	AC		1.00	1.00	1.00	9,500.00	9,500.00	100,035							

REVIEW DATE 11/07/2025 BY justin Total Acres: 10.53 Total Land Value: 100,035 Market: 0 Agricultural: 0 Common: 100,035 PRINTED 11/19/2025 BY SYS