COMM NE COR OF SW1/4, RUN S 1049
W 77.49 FT FOR POB RUN S 969.30
BNDRY OF PARADISE SOUTH S/D, RUN

ROBERTS JOHN CARLTON
602 SW INFINITY PLACE
LAKE CITY, FL 32024

2026

24-5S-16-03707-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

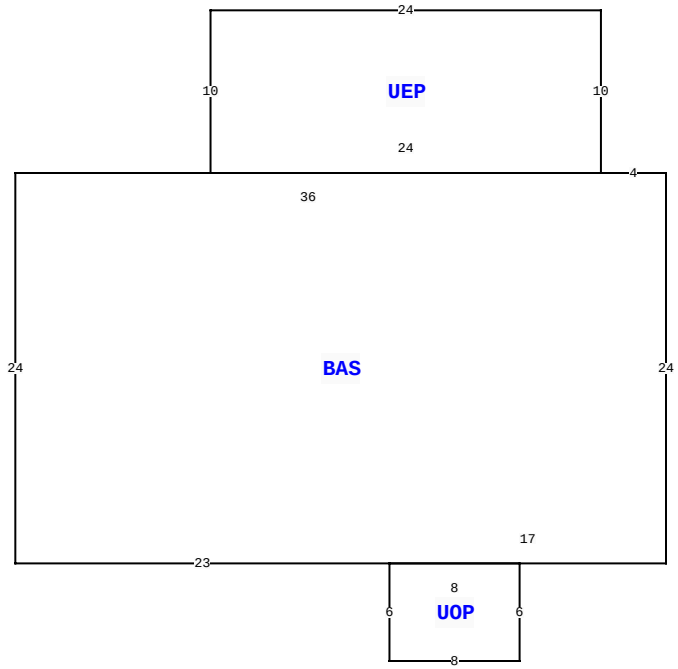
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,934
UEP	240	70		168	4,714
UOP	48	25		12	337
TOTALS	1,248			1,140	31,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.9000	70.14	79,960	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 960 HX Base Yr 1996



602 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		31,984
TOTAL MARKET OB/XF VALUE		20,760
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		147,934
SOH/AGL Deduction		64,040
ASSESSED VALUE		83,894
TOTAL EXEMPTION VALUE	HX HB	49,894
BASE TAXABLE VALUE		34,000
TOTAL JUST VALUE		147,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,934

BLDG:1:1: GREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/2267	12/01/1995	WD	U	V	12	17,900

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: JOHN CARLTON ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UEP= N10 W24 S10 E24$ W36 S24 E23 UOP= S6E8 N6 W8$ E17 N24$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1995	1995	3	100	1,800	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1995	1995	3	100	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1995	1995	3	100	600	
5	0030	BARN,MT	0	0	30	30	900.00	UT	10.00	10.00	100	2009	2009	3	100	9,000	
6	0251	LEAN TO W/	0	100	16	30	480.00	UT	4.00	4.00	100	2009	2009	3	100	1,920	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 20,760

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	0102	C	SFR/MH	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 11/06/2019 BY BC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/18/2025 BY SYS