LOT 4 PARADISE SOUTH S/D.
783-303, 917-1783, WD 1150-1976,

ROULEAU MARY J
2235 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

24-5S-16-03707-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

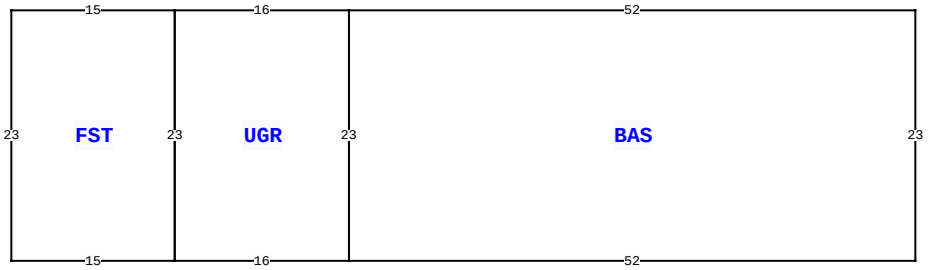
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	25,551
FST	345	55		190	4,059
UGR	368	45		166	3,546
TOTALS	1,909			1,552	33,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	89.0190	53.41	82,892	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1196 HX Base Yr 2009



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

2235 SW OLD WIRE RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,157
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		101,357
SOH/AGL Deduction		47,637
ASSESSED VALUE		53,720
TOTAL EXEMPTION VALUE	HX HB VX 13	53,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		101,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10552	M H	125	12/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/2184	10/23/2025	QC	U	I	11	100
GRANTOR: ROULEAU MARY J						
GRANTEE: ROULEAU MARY J (ENH						
1150/1976	5/19/2008	WD	Q	I	03	28,700
GRANTOR: DAVID & THERESA DURAN						
GRANTEE: MARY J ROULEAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UGR= W16 FST= W15 S23 E15 N23$ S23 E16 N23$ S23 E52 N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	50	2000	2000	3	50	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/12/2019 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS