

LOT 10 PARADISE SOUTH S/D.

ORB 783-303, 850-857,

GRAHAM DANIEL W
2597 SW OLD WIRE ROAD
LAKE CITY, FL 32024

2026

24-5S-16-03707-110



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		3 100
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		02
NEIGHBORHOOD/LOC	24516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,784
TOTALS	1,512			1,512	42,784

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	18	20	360.00	UT	2.00	2.00	100	1993
2	0296	SHED METAL	0 100	12	40	480.00	UT	5.00	5.00	60	1993
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

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	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	117.9000	70.74	106,959	1994	1994	0	0	0 60.00	40.00
1 MOBILE HME 100% - 1999 Heated Area: 1512 HX Base Yr 1999											
2597 SW OLD WIRE RD, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
9,160											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						42,784					
TOTAL MARKET OB/XF VALUE						9,160					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						106,944					
SOH/AGL Deduction						46,783					
ASSESSED VALUE						60,161					
TOTAL EXEMPTION VALUE						HX		HB		35,161	
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						106,944					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						106,944					
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