

LOT 16 PARADISE SOUTH S/D.
783-303, 810-271, DC 999-978, WD

DUNCAN CHARLES SHANE
537 SW GAINER DR
LAKE CITY, FL 32024

2026

24-5S-16-03707-116

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	24516.010 1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,280	114.0000	107.16	244,325	2024	2024	0	0	10	2.00	88.00
2 MANUF 1		100% - 2024			Heated Area: 2280				HX Base Yr 2021			
BAS 2024												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	215,006
TOTALS	2,280			2,280	215,006

TOTALS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
EXTRA FEATURES																																																																																																					
L	N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W																																																																																													
1	0296	SHED METAL	0	100	0	0	0	0																																																																																													
2	0258	PATIO	0	100	0	0	0	0																																																																																													
3	9945	Well/Sept	0	100	0	0	0	0																																																																																													
4	0296	SHED METAL	0	100	0	0	0	0																																																																																													
5	0261	PRCH, UOP	0	100	0	0	0	0																																																																																													
6	0081	DECKING WI	0	100	0	0	0	0																																																																																													

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

537 SW GAINER DR, LAKE CITY					XF DATE					LAND DATE		04/07/2025		MLU	
					INC DATE					AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	0.00	0.00	100	2009	2009	3	100	50						
1.00	UT	0.00	0.00	100	2014	2014	3	100	100						
1.00	UT	7,000.00	7,000.00	100			3	100	7,000						
1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800						
1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000						
1.00	UT	600.00	600.00	100	2024	2023		100	600						

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										215,006		
TOTAL MARKET OB/XF VALUE										11,550		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										281,556		
SOH/AGL Deduction										22,328		
ASSESSED VALUE										259,228		
TOTAL EXEMPTION VALUE										HX HB		50,722
BASE TAXABLE VALUE										208,506		
TOTAL JUST VALUE										281,556		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										281,556		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047830	Mobile Home		08/07/2023
10182	M H	125	09/11/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1426/627	12/05/2020	WD	U	I	11	100	
GRANTOR: JACKSON ROBERT							
GRANTEE: DUNCAN CHARLES SHAN							
1267/2017	12/27/2013	WD	U	I	37	30,000	
GRANTOR: LISA A HOMER, KAREN G							
GRANTEE: ROBERT & LUANNE JAC							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=18,9] E76 S30 W76 N30 \$												