

COMM SE COR OF SW1/4 OF SW1/4, R
NE 58 FT TO W R/W OSCEOLA RD (NK
GLN), RUN N 46 DG W ALONG R/W 58

HOFFMANN GREGORY/HOFFMANN VALORIE
249 SW VELVET GLN
LAKE CITY, FL 32024-2912

2026

25-3S-15-00227-002



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	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	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,659
TOTALS	1,296			1,296	77,659

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	1.05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,296	115.9000	108.95	141,199	2006	2006	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2015 Heated Area: 1296 HX Base Yr 2015													
249 SW VELVET GLN, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

TOTAL OB/XF													
18,790													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		224,220	
TOTAL MARKET OB/XF VALUE		18,790	
TOTAL LAND VALUE - MARKET		14,700	
TOTAL MARKET VALUE		257,710	
SOH/AGL Deduction		77,780	
ASSESSED VALUE		179,930	
TOTAL EXEMPTION VALUE		HX HB DX 55,722	
BASE TAXABLE VALUE		124,208	
TOTAL JUST VALUE		257,710	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32701	M H	626	02/17/2015
13156	M H	125	10/09/1997
6235	M H	60	07/23/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1275/2035	6/05/2014	WD	Q	I	01	64,000	
GRANTOR: SHARON G PERSONS TTE							
GRANTEE: GREGORY & VALORIE H							
1191/1367	3/29/2010	WD	U	V	11	100	
GRANTOR: SHARON G PERSONS							
GRANTEE: SHARON G PERSONS TT							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
---------------------	--	--	--	--	--	--	--	--	--

BAS= W48 S27 E48 N27\$.									
-------------------------	--	--	--	--	--	--	--	--	--

HOFFMANN GREGORY/HOFFMANN VALORIE
249 SW VELVET GLN
LAKE CITY, FL 32024-2912

25-3S-15-00227-002

[illegible]