COMM NE COR OF SE1/4 OF NE1/4,
RUN S 20 FT, W 50 FT TO W R/W
OF A CO RD FOR POB, RUN S 300

MANSUKHANI DAWN M LEE
400 SW CHARLES TER
LAKE CITY, FL 32024

**2026**

**25-4S-15-00398-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

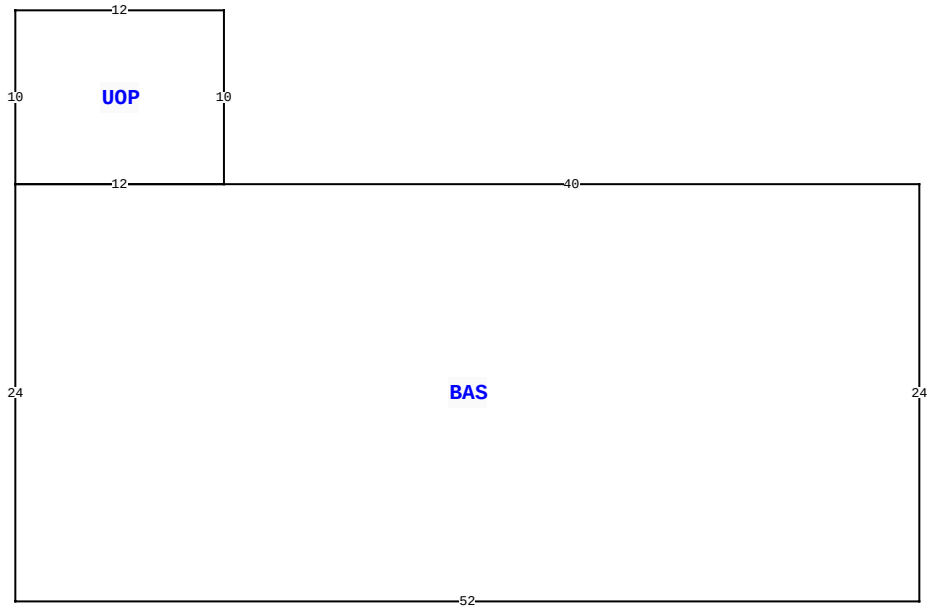
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 25415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 34,115 |
| UOP | 120 | 25 | | 30 | 820 |
| TOTALS | 1,368 | | | 1,278 | 34,936 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,278 | 113.9000 | 68.34 | 87,339 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 0 Heated Area: 1248 HX Base Yr




400 SW CHARLES TER, 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 | | 34,936 |
| TOTAL MARKET OB/XF VALUE | | 9,200 |
| TOTAL LAND VALUE - MARKET | | 40,460 |
| TOTAL MARKET VALUE | | 84,596 |
| SOH/AGL Deduction | | 34,468 |
| ASSESSED VALUE | | 50,128 |
| TOTAL EXEMPTION VALUE | HX HB | 25,128 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 84,596 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 84,596 |

XFOB:2:1: HORTEN MH

SALE:1:1: $.70 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0781/1156 | 10/18/1993 | WD | Q | V | 02 | 0 |
| GRANTOR: LEE-FLEMING | | | | | | |
| GRANTEE: DAWN LEE | | | | | | |
| 0626/0156 | 11/11/1986 | WD | U | I | | 1 |
| GRANTOR: FLEMIMG | | | | | | |
| GRANTEE: FLEMING - LEE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W40 UOP= N10 W12 S10 E12$ W12 S24 E52 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 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,200

| 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 | 2.89 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 40,460 | | | | | | | |

REVIEW DATE 06/28/2016 BY DF Total Acres: 2.89 Total Land Value: 40,460 Market: 0 Agricultural: 0 Common: 40,460 PRINTED 10/07/2025 BY SYS