

LOT 2 FLATT S/D.
997-2786, QC 1007-2182, AG 1118-

BIAS RICHARD ELLET
345 SW VELLE CT
LAKE CITY, FL 32024

2026

25-5S-15-00479-102



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	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	0200	MOBILE HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	25515.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2025	990	109,011
TOTALS	990			990	109,011

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	990	113.5000	112.36	111,236	2024	2024	0	0	0	98.00
1 MANUF 2 0% - 2025 Heated Area: 990 HX Base Yr											
15 BAS 2025 15											
3690 SW ICHETUCKNEE AVE, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3 100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3 100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3 100
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3 100
TOTAL OB/XF 7,400														

LAND DESCRIPTION										TOTAL OB/XF										7,400									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				109,011		
TOTAL MARKET OB/XF VALUE				7,400		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				171,411		
SOH/AGL Deduction				0		
ASSESSED VALUE				171,411		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				171,411		
TOTAL JUST VALUE				171,411		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				171,411		