COMM SW COR OF SE1/4 OF NW1/4, N
381.66 FT FOR POB, CONT E 1009.0
FT, W 679.04 FT, N 628.70 FT, W

HAVER JOAN/DUFFEE ROGER
267 SW PARADISE GLN
LAKE CITY, FL 32024

2026

26-4S-15-00401-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

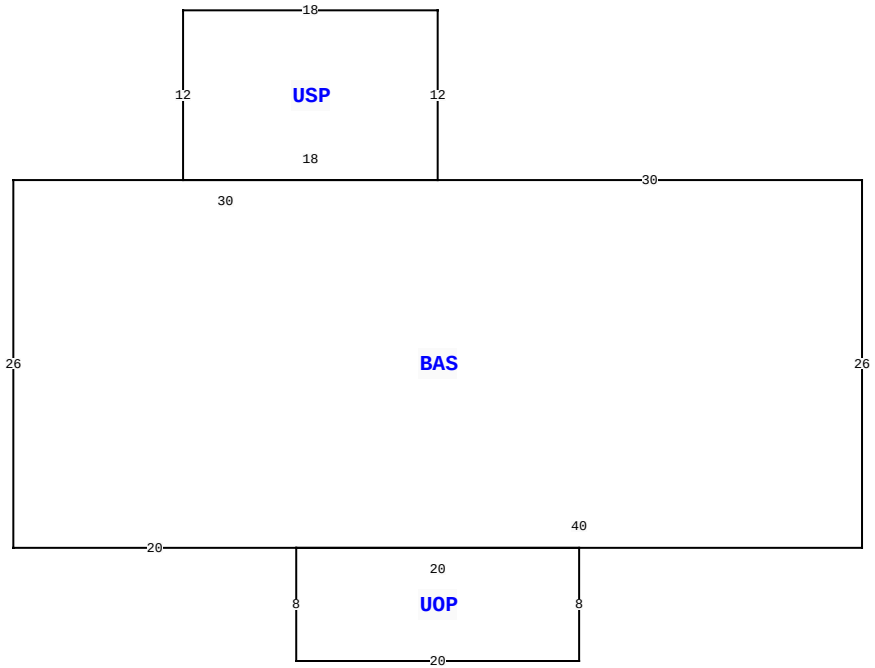
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	95,092
UOP	160	25		40	2,438
USP	216	35		76	4,633
TOTALS	1,936			1,676	102,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,676	117.9000	110.83	185,751	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1560 HX Base Yr 2023



254 SW PARADISE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,163
TOTAL MARKET OB/XF VALUE		26,975
TOTAL LAND VALUE - MARKET		56,500
TOTAL MARKET VALUE		185,638
SOH/AGL Deduction		18,579
ASSESSED VALUE		167,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,337
TOTAL JUST VALUE		185,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045660	Mobile Home		10/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2530	3/20/2023	QC	U	I	11	100
GRANTOR: HAVER JOAN						
GRANTEE: HAVER JOAN						
1475/2275	9/20/2022	QC	U	I	11	100
GRANTOR: HAVER JOAN						
GRANTEE: HAVER JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N12 W18 S12 E18$ W30 S26 E20 UOP= S8 E20 N8 W20$ E40 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	750.00	750.00	50	2013	2013	3	50	375	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0030	BARN,MT	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2023	2022		100	10,800	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 26,975

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	5.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,500							

REVIEW DATE 11/16/2022 BY JB Total Acres: 5.65 Total Land Value: 56,500 Market: 0 Agricultural: 0 Common: 56,500 PRINTED 11/21/2025 BY SYS