LOTS 4 & 5 BLOCK C WEST LAKE LAK
ADDITION #1.

1000HOMEFLOWERS, LLC
11005 WHISTLEWOOD CT
JACKSONVILLE, FL 32225

2026

27-3S-16-02342-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

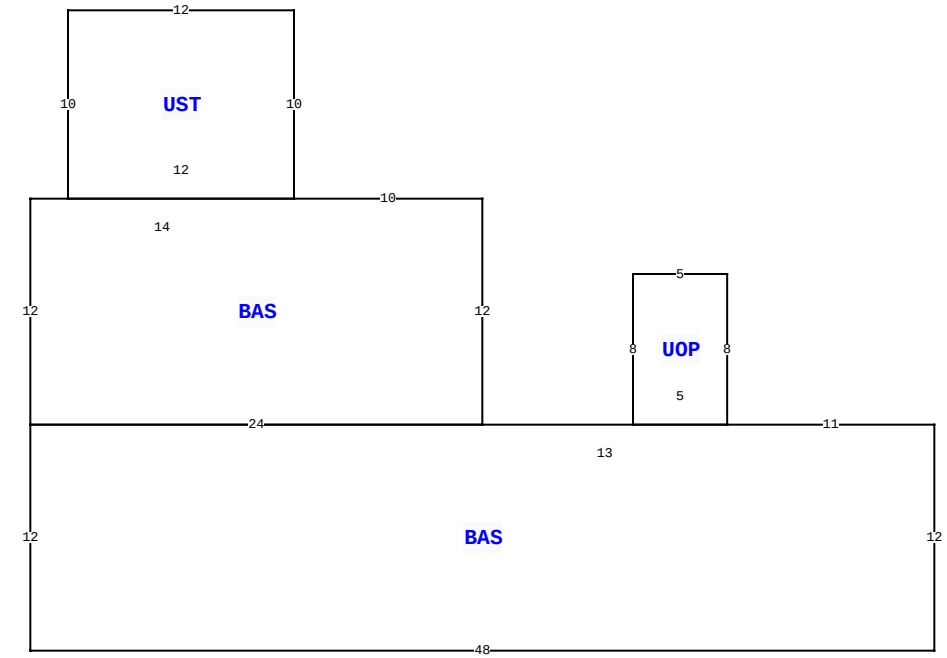
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	4,637
BAS	576	100		576	9,274
UOP	40	25		10	161
UST	120	45		54	870
TOTALS	1,024			928	14,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	928	67.0800	40.25	37,352	1969	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 864 HX Base Yr



372 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,941
TOTAL MARKET OB/XF VALUE	8,767
TOTAL LAND VALUE - MARKET	12,240
TOTAL MARKET VALUE	35,948
SOH/AGL Deduction	0
ASSESSED VALUE	35,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,948
TOTAL JUST VALUE	35,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,948

XFOB:1:1: CONCORD SPECIAL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043160	Electrical Servic	0	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/803	4/28/2023	WD	Q	I	01	37,000
GRANTOR: CORDOVA AMELIA						
GRANTEE: 1000HOMEFLOWERS, LL						
1430/1053	2/10/2021	WD	Q	I	01	20,000
GRANTOR: FIRESTINE LINDA M						
GRANTEE: CORDOVA AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N8 W5 S8 E5$ W13 BAS= N12 W10 UST= N10 W12 S10 E12$ W14 S12 E24$ W24 S12 E48 N12$.

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	0296	SHED METAL	0	0	8	6	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	42.00	UT	13.50	13.50	100	2007	2007	3	100	567	
5	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,767

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	0102	C	SFR/MH	0		RSF/MH	55.00	187.00	2.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	12,240							

REVIEW DATE 10/10/2023 BY ME Total Acres: 1.09 Total Land Value: 12,240 Market: 0 Agricultural: 0 Common: 12,240 PRINTED 11/18/2025 BY SYS