COMM NW COR OF E1/2 OF NW1/4, RU
S R/W CR-242 E ALONG R/W 429.93
E 209.95 FT FOR POB, RUN S 414.9

FRAZIER JOE L SR/FRAZIER SUSAN
272 SW RAINBOW CT
LAKE CITY, FL 32024

2026

27-4S-16-03215-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

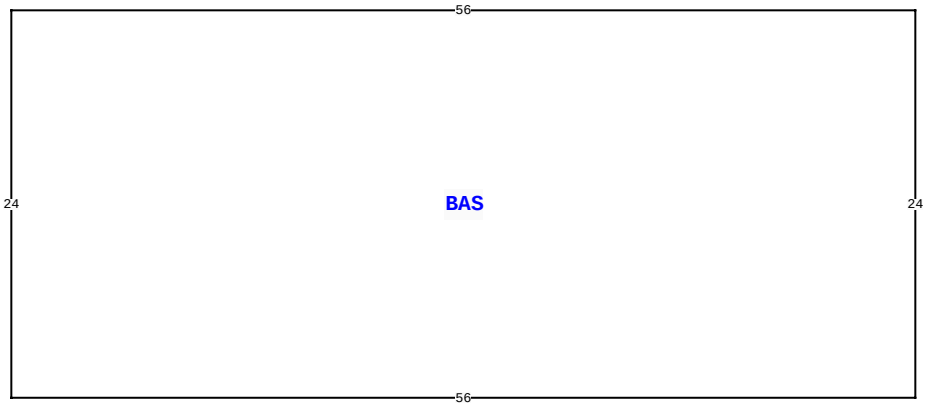
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,707
TOTALS	1,344			1,344	37,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.9000	70.14	94,268	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



272 SW RAINBOW CT, 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		37,707
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		71,207
SOH/AGL Deduction		37,584
ASSESSED VALUE		33,623
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,623
TOTAL JUST VALUE		71,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,207

BLDG:1:1: OMNI MH
SALE:1:1: 4.01 ACRES VACANT LAND
XFOB:1:1: SCOTT MH
LAND:1:1: ADJ3; EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10020	M H	125	07/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0706/0422	12/05/1989	AG	Q	V		8,000

GRANTOR: ORRIE LEE TUNSIL
GRANTEE: JOE L FRAZIER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 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	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
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 8,000

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	15,000.00	12,750.00	25,500							

REVIEW DATE 07/18/2019 BY KR Total Acres: 2.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 11/19/2025 BY SYS