

COMM SW COR OF SE1/4, RUN N
835.60 FT FOR POB, CONT N
202.99 FT, N 77 DEG E 281.88

VARNES DALE LAMAR
5904 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

27-4S-17-08760-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	15,483
TOTALS	768			768	15,483

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.43

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	768	83.9970	50.40	38,707	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2007 Heated Area: 768 HX Base Yr 2007													
12 64 BAS 6412													
5904 SE COUNTRY CLUB RD, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

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	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	50	2012	2012	3	50	350	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF										3,150							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.43	AC		1.00	1.00	0.85	14,000.00	11,900.00	17,017

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				15,483	
TOTAL MARKET OB/XF VALUE				3,150	
TOTAL LAND VALUE - MARKET				17,017	
TOTAL MARKET VALUE				35,650	
SOH/AGL Deduction				12,225	
ASSESSED VALUE				23,425	
TOTAL EXEMPTION VALUE		HX HB		23,425	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				35,650	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				35,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24221	M H	402	03/10/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1413/2560	6/15/2020	LE U	I	I	14	100	
GRANTOR: DALE LAMAR VARNES (EN							
GRANTEE: SABRINA JOYCE VARNE							
1412/2549	6/04/2020	LE U	I	I	14	100	
GRANTOR: DALE LAMAR VARNES (EN							
GRANTEE: SABRINA JOYCE VARNE							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W64 S12 E64 N12\$.																	