COMM SW COR OF NE1/4 OF SE1/4, E
R/W MADELIENE ST, N 635 FT, E 34
CONT E 151.99 FT, S 476.59 FT, W

SMITH DONNA L
192 NW CAROL PL
LAKE CITY, FL 32055

2026

28-3S-16-02366-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

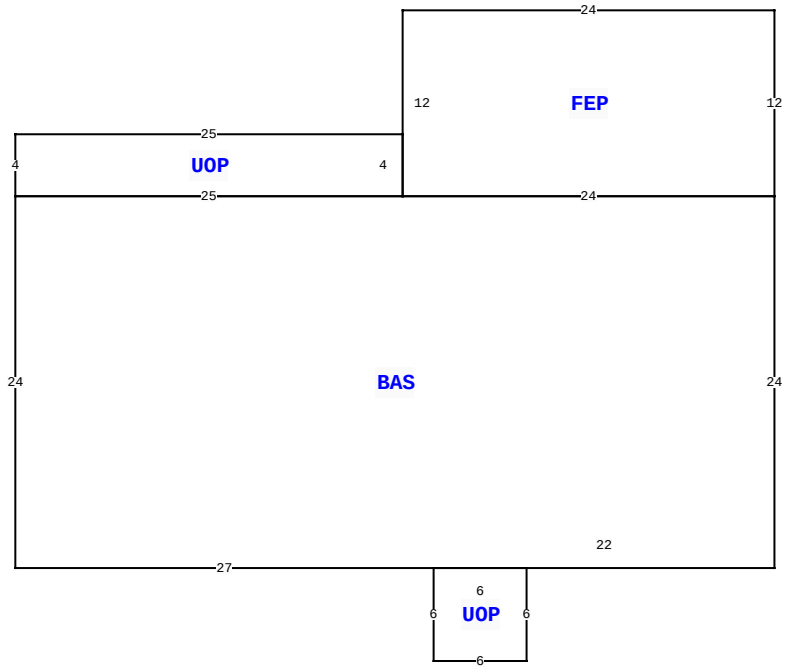
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	32,119
FEP	288	85		245	6,692
UOP	36	25		9	246
UOP	100	25		25	683
TOTALS	1,600			1,455	39,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,455	113.8000	68.28	99,347	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1176 HX Base Yr 2016



192 NW CAROL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		39,739
TOTAL MARKET OB/XF VALUE		18,000
TOTAL LAND VALUE - MARKET		20,150
TOTAL MARKET VALUE		77,889
SOH/AGL Deduction		25,382
ASSESSED VALUE		52,507
TOTAL EXEMPTION VALUE	HX HB	27,507
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		77,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044708	Mobile Home		06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/2234	6/07/2019	QC	U	I	11	100
GRANTOR: DOUGLAS P BAURIE						
GRANTEE: DONNA L SMITH						
1267/0413	12/20/2013	WD	Q	I	01	35,000
GRANTOR: JON HALL						
GRANTEE: DOUGLAS P BAURLE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S24 E27 UOP= S6 E6 N6 W6$ E22 N24 FEP= N12 W24 S12 E24$ W24 UOP= N4 W25 S4 E25$ W25$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
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	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.55	AC		1.00	1.00	1.00	13,000.00	13,000.00	20,150							

REVIEW DATE 05/26/2023 BY JB Total Acres: 1.55 Total Land Value: 20,150 Market: 0 Agricultural: 0 Common: 20,150 PRINTED 11/20/2025 BY SYS