COMM 396.18 FT E OF SW COR OF NE
158.75 FT FOR POB, CONT N 158.75
FT, S 158.75 FT, W 344.50 FT TO

CABALLERO NOEL JR
147 NW MADELINE TER
LAKE CITY, FL 32055

2026

28-3S-16-02366-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

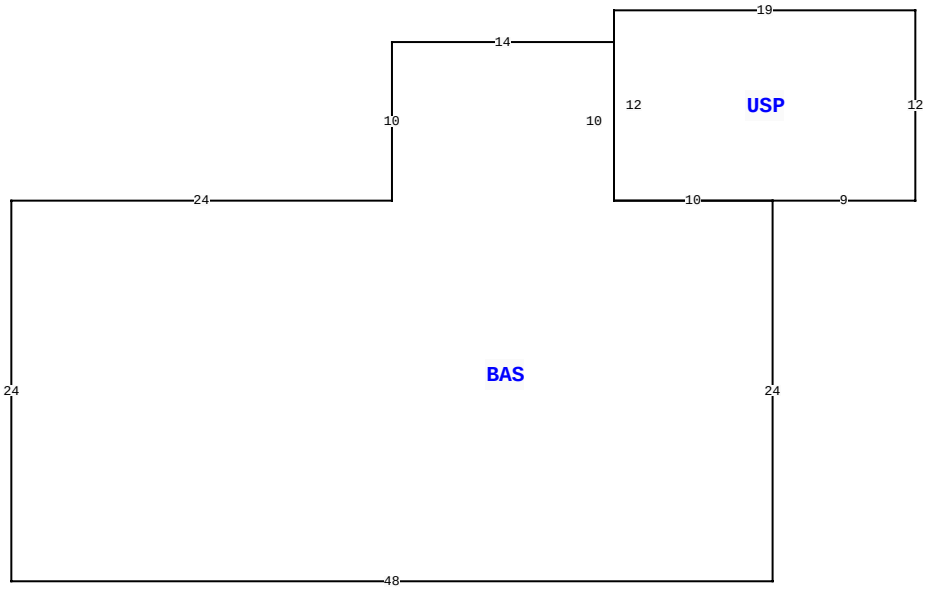
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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		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	1,292	100		1,292	23,308
USP	228	35		80	1,443
TOTALS	1,520			1,372	24,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,372	75.1680	45.10	61,877	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1292 HX Base Yr



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

145 NW MADELIENE TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,751
TOTAL MARKET OB/XF VALUE	10,728
TOTAL LAND VALUE - MARKET	16,250
TOTAL MARKET VALUE	51,729
SOH/AGL Deduction	0
ASSESSED VALUE	51,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,729
TOTAL JUST VALUE	51,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/264	4/17/2024	WD	Q	I	01	58,000
GRANTOR: NW MADELIENE TER LAND						
GRANTEE: CABALLERO NOEL JR						
1507/539	1/15/2024	WD	U	I	37	28,100
GRANTOR: SHAFFER KENNETH OREN						
GRANTEE: NW MADELIENE TER LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N10 W14 S10 W24 S24 E48 N24$ USP= E9 N12 W19 S12 E10$.

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	10	12	120.00	UT	5.00	5.00	70	1993	1993	3	70	420	
2	0166	CONC,PAVMT	0	0	4	55	220.00	UT	2.00	2.00	70	1993	1993	3	70	308	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,728

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	0		RSF/MH	0.00	0.00	1.25	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,250							

REVIEW DATE 02/06/2024 BY TP Total Acres: 1.25 Total Land Value: 16,250 Market: 0 Agricultural: 0 Common: 16,250 PRINTED 11/20/2025 BY SYS