

COMM SW COR OF NE1/4 OF SE1/4, N
N 65 FT, E 344.20 FT, S 65 FT, W
POB. (AKA THE S 65 FT OF PARCEL

TERZI ERROLL/TERZI BILLY G
257 NW HORIZON ST
LAKE CITY, FL 32055

2026

28-3S-16-02366-030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2 100
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	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	28316.040 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,333
TOTALS	924			924	23,333

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

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	0		RSF/MH	0.00	0.00	0.51

REVIEW DATE 03/07/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	924	105.2100	63.13	58,332	1986	1986	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
14 66 14 66 BAS													
138 NW MADELIENE TER, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2022 MLU													

TOTAL OB/XF 8,500													
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
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	0.51	AC		1.00	1.00

TOTAL OB/XF 8,500													
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
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	0.51	AC		1.00	1.00

Total Acres: 0.51 Total Land Value: 9,879 Market: 0 Agricultural: 0 Common: 9,879

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		23,333	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		9,879	
TOTAL MARKET VALUE		41,712	
SOH/AGL Deduction		866	
ASSESSED VALUE		40,846	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		40,846	
TOTAL JUST VALUE		41,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		41,712	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13900	M H	125	04/15/1998
12601	M H	125	06/03/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1323/1807	10/12/2016	WD	Q	I	01	12,500	
GRANTOR: MELVIN C SWITZER (A S							
GRANTEE: ERROL & BILLY G TER							
1088/0904	6/15/2006	QC	Q	I	01	100	
GRANTOR: JAMES C SWITZER SR							
GRANTEE: MELVIN SWITZER							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W66 S14 E66 N14\$.									

PRINTED 11/19/2025 BY SYS