(AKA N1/2 OF PRCL NO 25 GIEBEIG-
N1/2 OF THE FOLLOWING: BEG 495 F
NE1/4 OF SE1/4, N 165 FT, E 340.

ARANGO JOHN
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

28-3S-16-02366-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

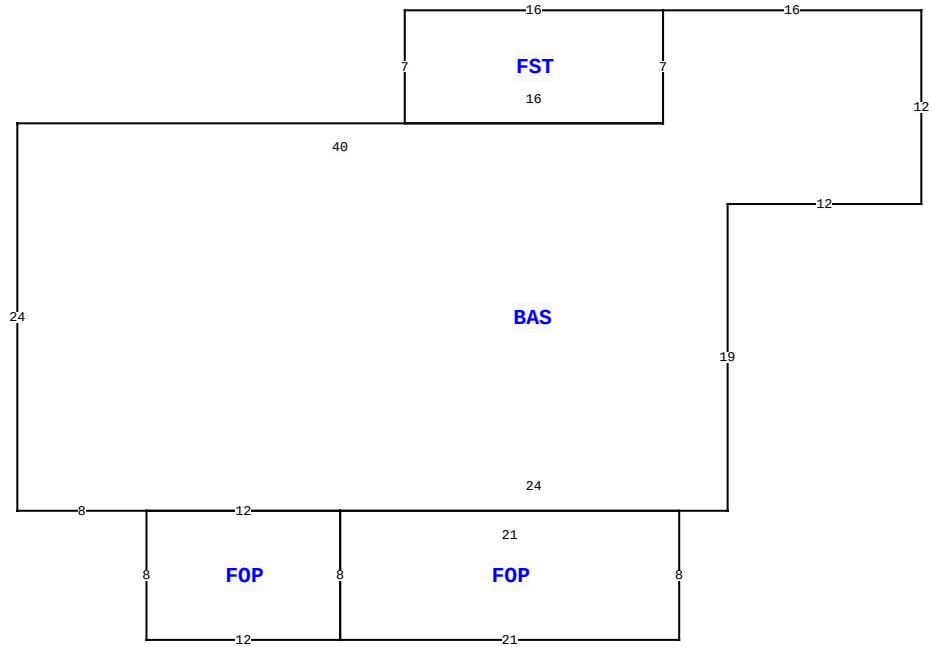
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100		1,228	23,248
FOP	96	35		34	644
FOP	168	35		59	1,117
FST	112	55		62	1,174
TOTALS	1,604			1,383	26,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,383	78.8800	47.33	65,457	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1228 HX Base Yr



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

216 NW MADELIENE TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,183
TOTAL MARKET OB/XF VALUE	7,455
TOTAL LAND VALUE - MARKET	11,315
TOTAL MARKET VALUE	44,953
SOH/AGL Deduction	0
ASSESSED VALUE	44,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,953
TOTAL JUST VALUE	44,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18916	RECONNECT	50	11/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/2424	1/23/2024	TD	U	I	18	10,500
GRANTOR: CLERK OF COURT						
GRANTEE: ARANGO JOHN						
0962/2733	2/22/2002	WD	Q	I	03	12,500
GRANTOR: LOU ANN GUINN						
GRANTEE: JAMES PADGETT JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FST= W16 S7 E16 N7$ S7 W40 S24 E8 FOP= S8 E12 N8 W12$ E12 FOP= S8 E21 N8 W21$ E24 N19 E12 N12$.

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	13	130.00	UT	5.00	5.00	70	1993	1993	3	70	455	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,455

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		00	0.00	0.00	0.64	AC		1.00	1.00	1.36	13,000.00	17,680.00	11,315							

REVIEW DATE 01/29/2024 BY TP Total Acres: 0.64 Total Land Value: 11,315 Market: 0 Agricultural: 0 Common: 11,315 PRINTED 11/19/2025 BY SYS