SE1/4 OF SW1/4 AS LIES E OF WALD
SAL RR, ALSO DESC AS FOLLOWS: C
SW1/4 OF SW1/4, RUN E 245 FT TO

GAINES FRANKIE
289 SE CHEDDAR CT
LAKE CITY, FL 32025

2026

28-3S-17-11917-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

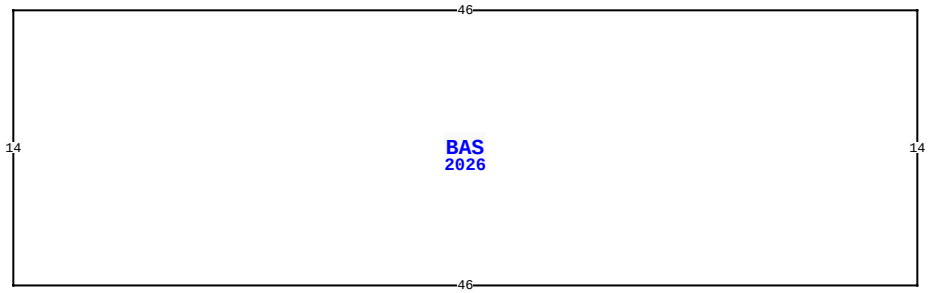
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	2026	644	31,595
TOTALS	644			644	31,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	644	108.7750	89.20	57,445	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 644 HX Base Yr



365 NE WEBSTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	31,595
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,500
TOTAL MARKET VALUE	33,095
SOH/AGL Deduction	0
ASSESSED VALUE	33,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,095
TOTAL JUST VALUE	33,095
NCON VALUE	31,595
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052129	Mobile Home		01/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/362	2/08/2022	QC	U	V	11	100
GRANTOR: BAKER BRUCE						
GRANTEE: GAINES FRANKIE						
1457/1338	1/03/2022	QC	U	V	11	2,000
GRANTOR: INVESTMENT PROPERTIES						
GRANTEE: BAKER BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,14] E46 S14 W46 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.00	UT		1.00	1.00	1.00	1,500.00	1,500.00	1,500							

REVIEW DATE 04/08/2025 BY randall Total Acres: 0.41 Total Land Value: 1,500 Market: 0 Agricultural: 0 Common: 1,500 PRINTED 11/19/2025 BY SYS