COMM NE COR, RUN S 229 FT FOR
POB, CONT S 159.34 FT, W 161
FT, N 159.34 FT, E 161 FT TO

TINER M VIRGINIA
406 SW SHORT LEAF DR
LAKE CITY, FL 32024

2026

28-4S-16-03228-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

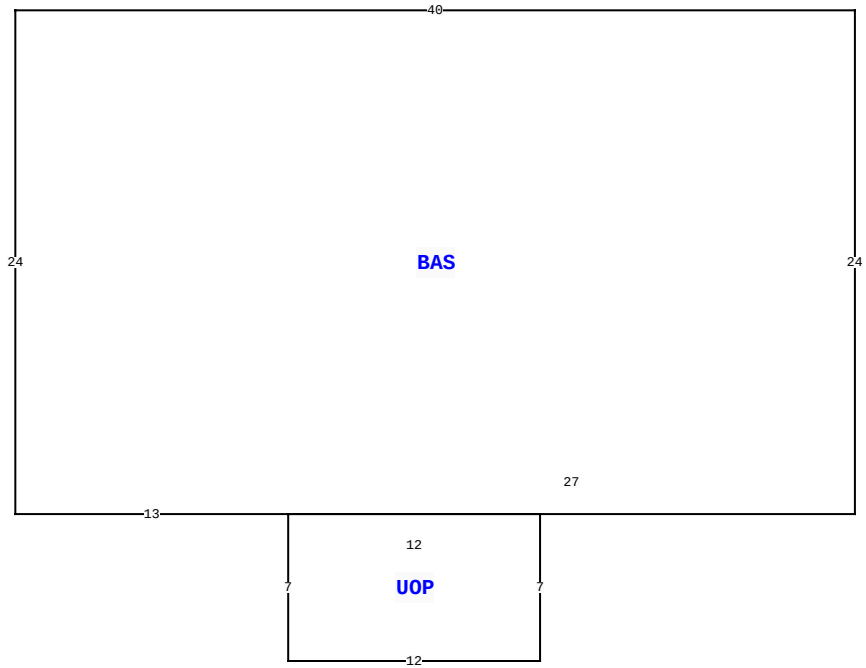
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,934
UOP	84	25		21	589
TOTALS	1,044			981	27,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	981	116.9000	70.14	68,807	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



163 SW ELECTRA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,523
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	10,707
TOTAL MARKET VALUE	46,730
SOH/AGL Deduction	1,182
ASSESSED VALUE	45,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,548
TOTAL JUST VALUE	46,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,730

PRMT:1:1: JONES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11479	M H	125	08/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1112/0280	2/28/2007	WD	Q	I		55,000
GRANTOR: DONALD DWANE SR & LIN						
GRANTEE: M VIRGINIA TINER						
0861/1627	6/09/1998	WD	Q	V	03	6,000
GRANTOR: HALL						
GRANTEE: JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E13 UOP= S7 E12 N7 W12$ E27 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0102	C	SFR/MH	0		A-1	0.00	0.00	0.58	AC		1.00	1.00	1.42	13,000.00	18,460.00	10,707							

REVIEW DATE 07/15/2019 BY BC Total Acres: 0.58 Total Land Value: 10,707 Market: 0 Agricultural: 0 Common: 10,707 PRINTED 11/18/2025 BY SYS