BEG SW COR LOT 5 TATE ACRES S/D,
FT, N 168.90 FT, W 150.17 FT, S
TO POB. (AKA PART OF LOT 5 TATE

VARA JUAN F
845 SW JONES
LAKE CITY, FL 32025

**2026**

**29-4S-17-08841-106**

## BUILDING CHARACTERISTICS

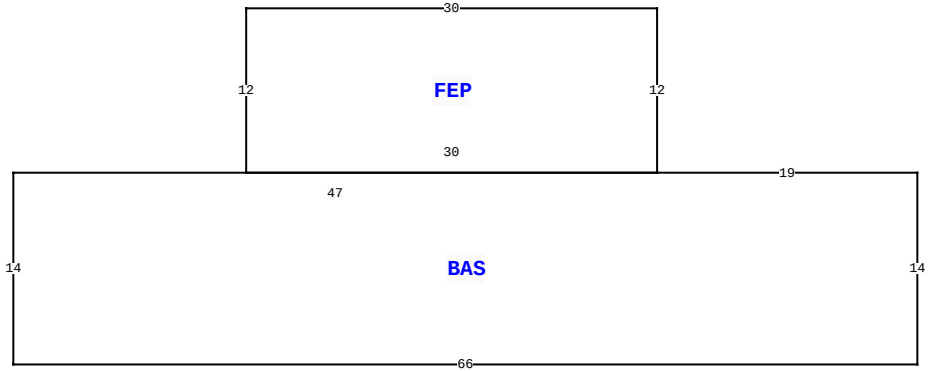
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 29417.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 16,188 |
| FEP | 360 | 85 | | 306 | 5,361 |
| TOTALS | 1,284 | | | 1,230 | 21,550 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,230 | 73.0000 | 43.80 | 53,874 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr




845 SW JONES TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 21,550 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 11,530 |
| TOTAL MARKET VALUE | 40,080 |
| SOH/AGL Deduction | 1,702 |
| ASSESSED VALUE | 38,378 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 38,378 |
| TOTAL JUST VALUE | 40,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 40,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1439/1526 | 6/09/2021 | QC | U | I | 11 | 100 |
| GRANTOR: LOPEZ RAFAEL | | | | | | |
| GRANTEE: VARAQ JUAN F | | | | | | |
| 1301/1624 | 9/18/2015 | WD | U | I | 12 | 22,500 |
| GRANTOR: CAPITAL RECOURCES FIN | | | | | | |
| GRANTEE: RAFAEL LOPEZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 FEP= N12 W30 S12 E30$ W47 S14 E66 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | | A-1 | 0.00 | 0.00 | 0.58 | AC | | 1.00 | 1.00 | 1.42 | 14,000.00 | 19,880.00 | 11,530 | | | | | | | |

REVIEW DATE 06/28/2017 BY BC Total Acres: 0.58 Total Land Value: 11,530 Market: 0 Agricultural: 0 Common: 11,530 PRINTED 10/06/2025 BY SYS