

BEG SW COR OF NW1/4, RUN N 1039.
S 1042.2 FT, W 160.56 FT TO POB.

GAINER AVON
420 SW PRESLEY TER
LAKE CITY, FL 32025

2026

29-4S-17-08854-011



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100			
Condition Adj		0 100			
Kitchen Adjus	03	03 100			
	01	01 100			
Quality		03	03		
DOR CODE		0200MOBILE HOME			
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		29417.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	36,920
USP	204	35		71	1,655
TOTALS	1,788			1,655	38,575

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,655	97.1100	58.27	96,437	1980	1980	0	0	0	60.00	40.00
1 MOBILE HME 100% - 1998 Heated Area: 1584 HX Base Yr 1998												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				38,575			
TOTAL MARKET OB/XF VALUE				8,500			
TOTAL LAND VALUE - MARKET				38,400			
TOTAL MARKET VALUE				85,475			
SOH/AGL Deduction				39,331			
ASSESSED VALUE				46,144			
TOTAL EXEMPTION VALUE				HX HB 25,000			
BASE TAXABLE VALUE				21,144			
TOTAL JUST VALUE				85,475			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				85,475			