

LOT 23 JOY ACRES S/D.
ORB 438-336, 792-2157, POA 1111-

VERAS CLAUDIO/VERAS LORA LYNN
11206 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

29-5S-17-09451-024

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Stories	1.	1. 100
Architectual	01	CONV 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	02
NEIGHBORHOOD/LOC	29517.030 1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	840	100.0350	60.02	50,417	1981	1999	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr												
14 56 40 16 10 16 10 14 BAS FOP												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	18,822
FOP	160	35		56	1,344
TOTALS	944			840	20,167

EXTRA FEATURES																
L N	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
1	0040	BARN, POLE	0	0	16	24	384.00	UT	3.00	3.00	100	2003	2003	3	100	1,152
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	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
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000
TOTAL OB/XF 12,752																

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00
OTHER ADJUSTMENTS AND NOTES																
YEAR DENSITY DECL FRZ YR CONSRV																

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		20,167	
TOTAL MARKET OB/XF VALUE		12,752	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		47,919	
SOH/AGL Deduction		0	
ASSESSED VALUE		47,919	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		47,919	
TOTAL JUST VALUE		47,919	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		47,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052303	Mobile Home		02/12/2025
000052246	Right-of-Way Acce		02/04/2025
8705	M H	125	08/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1587	4/09/2013	WD	U	I	40	125,000
GRANTOR: EUVARGAIN & FRANCIA A						
GRANTEE: CLAUDIO & LORA LYNN						
1224/2411	10/26/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (GARY						
GRANTEE: EUVARGAIN & FRANCIA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W56 S14 E40 FOP= S10 E16 N10W 16\$ E16 N14\$.																