LOT 24 JOY ACRES S/D.
ORB 438-335, 792-2157, POA 1111-

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

2026

29-5S-17-09451-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

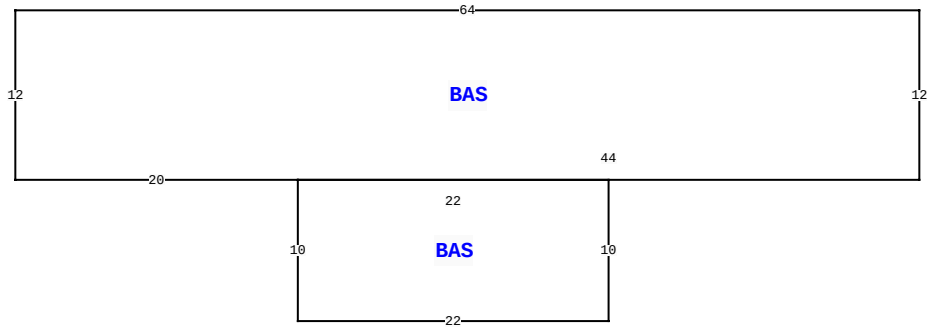
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	4,267
BAS	768	100		768	14,896
TOTALS	988			988	19,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	988	80.8200	48.49	47,908	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 988 HX Base Yr



428 SW SHERRI CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,163
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	41,163
SOH/AGL Deduction	1,272
ASSESSED VALUE	39,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,891
TOTAL JUST VALUE	41,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8706	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						
1224/2412	10/26/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (GARY						
GRANTEE: EUVARGAIN & FRANCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S12 E20 BAS= S10 E22 N10 W22$ E44 N12$.

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	

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	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	15,000							

REVIEW DATE 09/07/2017 BY BC Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/03/2025 BY SYS