LOT 25 JOY ACRES S/D.
ORB 797-1307. POA 1111-834, WD 1

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

2026

29-5S-17-09451-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

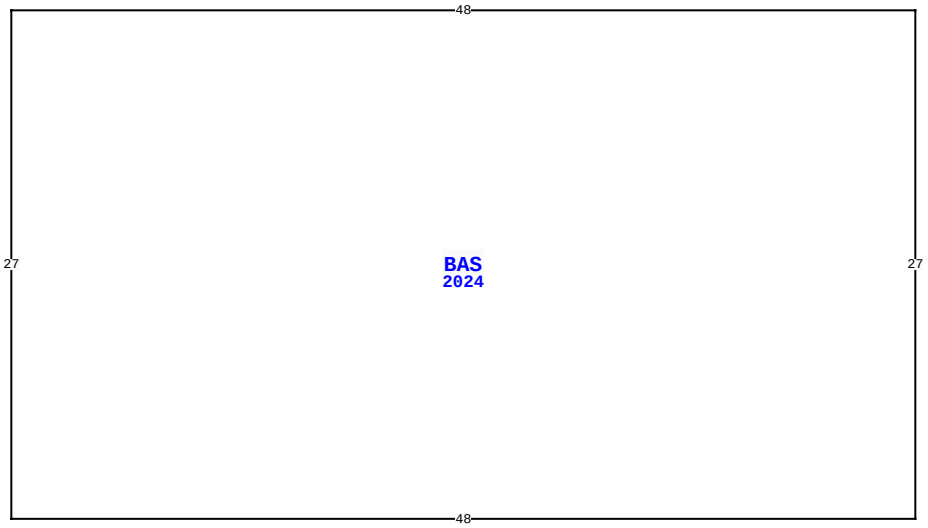
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	29517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	109,233
TOTALS	1,296			1,296	109,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.5000	106.69	138,270	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2024 Heated Area: 1296 HX Base Yr



456 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	109,233
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	132,233
SOH/AGL Deduction	0
ASSESSED VALUE	132,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,233
TOTAL JUST VALUE	132,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046222	Mobile Home		01/09/2023
9740	M H	125	05/23/1995

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						
0797/1307	9/26/1994	WD	Q	V		5,000
GRANTOR: JAMES O & VALERIE E N						
GRANTEE: EUVARGAIN & FRANCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,9] E48 S27 W48 N27 $
.

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	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 07/20/2023 BY JB Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS