2 AC IN NE COR OF NW1/4 OF NE1/4
DC 1332-1114,1115, PB 1333-1196,

WHITE CHARLIETTE/LIVINGSTON VELMA WYLENE
2595 NW CANSA RD
LAKE CITY, FL 32055

2026

31-1S-17-04610-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

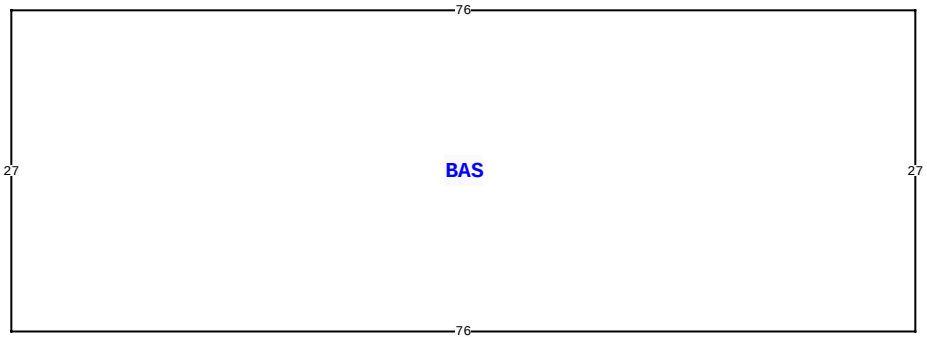
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	31117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	56,094
TOTALS	2,052			2,052	56,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	113.9000	68.34	140,234	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 2052 HX Base Yr 2024



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/17/2025 MLU
AG DATE	

2595 NW CANSA RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,094
TOTAL MARKET OB/XF VALUE		6,075
TOTAL LAND VALUE - MARKET		14,450
TOTAL MARKET VALUE		76,619
SOH/AGL Deduction		9,346
ASSESSED VALUE		67,273
TOTAL EXEMPTION VALUE	HX HB WX	47,273
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		76,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18558	M H	125	07/31/2001
15097	M H	125	02/18/1999
9586	M H	125	04/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/1196	3/24/2017	PB	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: CHARLIETTE WHITE &

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,075

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	8,500.00	7,225.00	14,450							

REVIEW DATE 07/21/2015 BY DF Total Acres: 2.00 Total Land Value: 14,450 Market: 0 Agricultural: 0 Common: 14,450 PRINTED 11/19/2025 BY SYS