COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, CONT S 259.23 FT, W 493
261.61 FT TO S R/W OF A CO RD, E

SMALL GAZEL E/JACOBIN CANDICE E
1270 NW QUEEN RD
LAKE CITY, FL 32055

2026

32-2S-16-01807-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

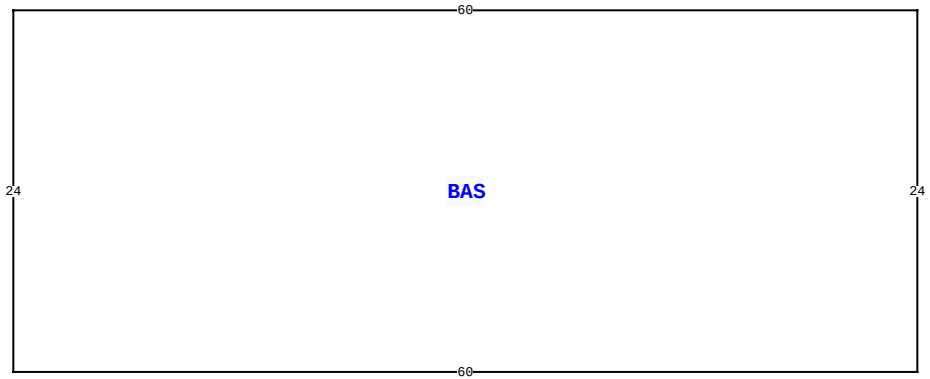
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 32216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	38,327
TOTALS	1,440			1,440	38,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	110.9000	66.54	95,818	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2018 Heated Area: 1440 HX Base Yr 2018



1270 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,327
TOTAL MARKET OB/XF VALUE		15,350
TOTAL LAND VALUE - MARKET		22,125
TOTAL MARKET VALUE		75,802
SOH/AGL Deduction		36,207
ASSESSED VALUE		39,595
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		9,595
TOTAL JUST VALUE		75,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35603	M H	419	07/26/2017
34462	M H	406	09/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/519	2/10/2023	WD	U	I	11	100
GRANTOR: SMALL HAZEL E						
GRANTEE: SMALL GAZEL E						
1348/0105	11/15/2017	WD	U	I	11	100
GRANTOR: DOUGLAS K FISHER & HA						
GRANTEE: HAZEL E SMALL & THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	2013	2013	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
7	0265	PRCH,UEP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 15,350

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	2.95	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,125							

REVIEW DATE 01/03/2023 BY JD Total Acres: 2.95 Total Land Value: 22,125 Market: 0 Agricultural: 0 Common: 22,125 PRINTED 10/02/2025 BY SYS