

LOT 9 INDIAN RIDGE S/D PHS 1.
WD 1170-5, WD 1419-1989, DC 1435

MARKER JOLENE/MARKER MATTHEW L
316 NW TOMOKA CT
LAKE CITY, FL 32055

2026

32-2S-16-01809-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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	5000IMPROVED AG	
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC 32216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	226,045
TOTALS	2,052			2,052	226,045

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0081	DECKING WI	0	100	0	0		1.00	UT 200.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
3	0296	SHED METAL	0	100	0	0		1.00	UT 3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-3	0.00	0.00	0.20
2	6200	A	PASTURE 3	100					4.04
3	9910	M	MKT. VAL. AG	100					4.04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0203	02	2,052	115.0000	118.45	243,059	2021	2021	0	0	0	7.00	93.00
1 MANUF 3		100% - 2023				Heated Area: 2052				HX Base Yr 2023		
27 76 27 76 BAS												

TOTAL OB/XF												
10,200												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		226,045	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		41,320	
TOTAL MARKET VALUE		246,376	
SOH/AGL Deduction		5,737	
ASSESSED VALUE		240,639	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		189,917	
TOTAL JUST VALUE		277,565	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042494	Mobile Home		08/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/2440	2/28/2022	WD	Q	I	01	277,500
GRANTOR: KNEPPAR RAYMOND						
GRANTEE: MARKER JOLENE						
1435/746	4/16/2021	WD	Q	V	01	45,000
GRANTOR: EVANS JENNIFER GILBER						
GRANTEE: KNEPPAR RAYMOND						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=16,15] E76 S27 W76 N27 \$												