LOT 10 INDIAN RIDGE S/D PHS 1.
WD 1170-13, WD 1234-519, AGREE F

KLAAS DAVID M/KLAAS SHELLY F
344 NW TOMOKA CT
LAKE CITY, FL 32055

2026

32-2S-16-01809-110

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

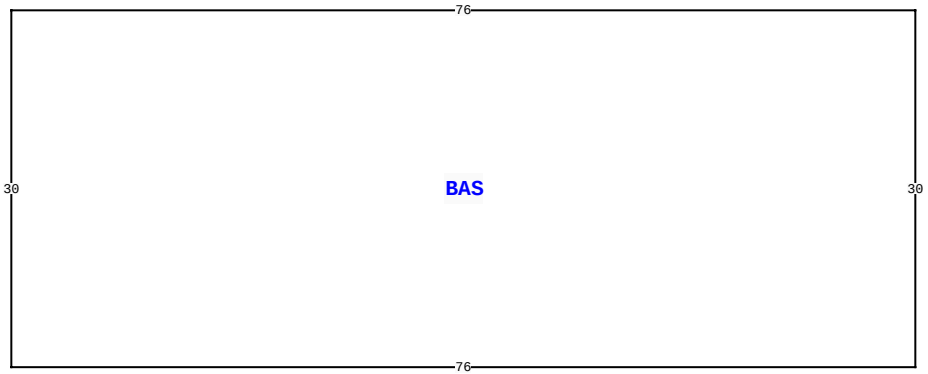
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	192,855
TOTALS	2,280			2,280	192,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 2280 HX Base Yr 2016



344 NW TOMOKA CT, 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		192,855
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		249,855
SOH/AGL Deduction		110,255
ASSESSED VALUE		139,600
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		83,878
TOTAL JUST VALUE		249,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33289	M H	388	08/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/2387	4/28/2014	AG	U	V	40	45,000
GRANTOR: WESTRIDGE INC						
GRANTEE: DAVID M & SHELLY F						
1234/0519	5/01/2012	WD	U	V	38	45,600
GRANTOR: JOHN A LEE JR & SYLVI						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
5	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/04/2023 BY KS Total Acres: 5.38 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS