

COMM SW COR OF SE1/4 OF NE1/4, R
R/W WINFIELD RD FOR POB, CONT N
E 323.16 FT, S 671.42 FT, TO N R

BROOM ANTHONY C
1471 NW QUEEN RD
LAKE CITY, FL 32055

2026

32-2S-16-01813-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	01	MINIMUM 100								0800	02	1,188	81.5000	48.90	58,093	1985	1985	0	0	0	60.00	40.00	VALUATION BY STANDARD														
Exterior Wall	00	N/A 0								1 MOBILE HME 0% - 2023										Heated Area: 1188 HX Base Yr																	
Roof Structure	03	GABLE/HIP 100								BAS 2023																				Tax Group: 3 Tax Dist:							
Roof Cover	01	MINIMUM 100																												BUILDING MARKET VALUE 23,237							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE 7,200							
Interior Floor	08	SHT VINYL 50																												TOTAL LAND VALUE - MARKET 35,000							
Interior Floor	14	CARPET 50																												TOTAL MARKET VALUE 65,437							
Air Condition	02	WINDOW 100																												SOH/AGL Deduction 11,506							
Heating Type	03	FORCED AIR 100																												ASSESSED VALUE 53,931							
Bedrooms	3	100																												TOTAL EXEMPTION VALUE 0							
Bathrooms	2	100																												BASE TAXABLE VALUE 53,931							
Frame	01	NONE 100																												TOTAL JUST VALUE 65,437							
Stories	1.	1. 100								NCON VALUE 0																											
Units	0	100								INCOME VALUE																											
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE 65,437																											
Kitchen Adjus	01	01 100																																			
Quality	05	05																																			
DOR CODE	0200MOBILE 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	1,188	100	2023	1,188	23,237																																
TOTALS	1,188			1,188	23,237																																
EXTRA FEATURES										1471 NW QUEEN RD, LAKE CITY																											
L N	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	2023	2022		100	200																					
LAND DESCRIPTION										TOTAL OB/XF 7,200																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000																				
REVIEW DATE 10/01/2025 BY RP Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS																																					