LOT 20 AC MILTON TRACT S/D UNREC
COMM SE COR N1/2 OF S1/2 OF NE1/
FT, NORTH 1201.46 FT, S 60 DEG E

VERAS CLAUDIO/VERAS LORA
11206 S US 441
LAKE CITY, FL 32025

2026

32-5S-17-09475-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

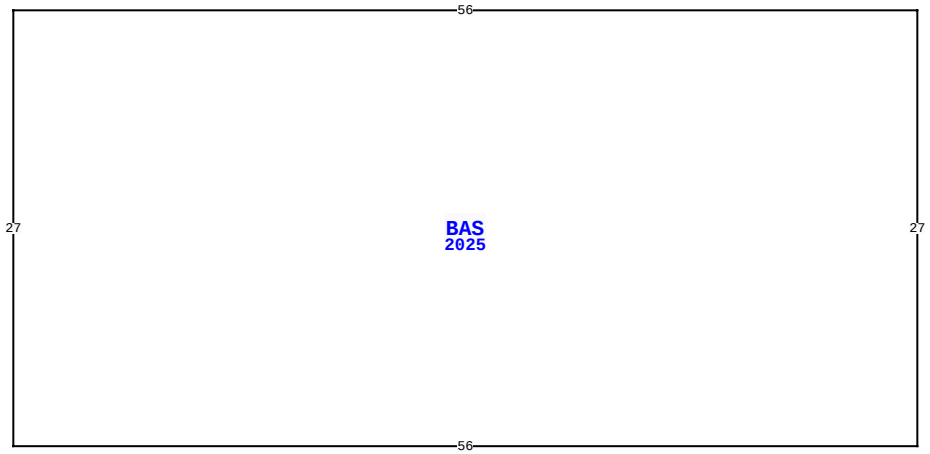
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	181,619
TOTALS	1,512			1,512	181,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	119.0000	122.57	185,326	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 1512 HX Base Yr



637 SW HERITAGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,619
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	134,640
TOTAL MARKET VALUE	326,759
SOH/AGL Deduction	0
ASSESSED VALUE	326,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,759
TOTAL JUST VALUE	326,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050601	Mobile Home		08/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/376	5/05/2023	WD	Q	V	01	154,500
GRANTOR: FLINT LARRY JASON						
GRANTEE: VERAS CLAUDIO						
0990/2662	8/01/2003	WD	Q	V		26,800
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LARRY JASON FLINT						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,8] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0					14.96	AC		1.00	1.00	1.00	9,000.00	9,000.00	134,640							

REVIEW DATE 11/13/2024 BY JB Total Acres: 14.96 Total Land Value: 134,640 Market: 0 Agricultural: 0 Common: 134,640 PRINTED 11/21/2025 BY SYS