BEG SW COR OF NW1/4 OF SW1/4, N
R/W OF NW QUEEN RD, S 34 DEG E A
FT, S 533.01 FT, E 125.03 FT, S

ALLEN WILLIE B/ALLEN ONI
377 NW SENIOR CT
LAKE CITY, FL 32055

2026

33-2S-16-01818-007

BUILDING CHARACTERISTICS

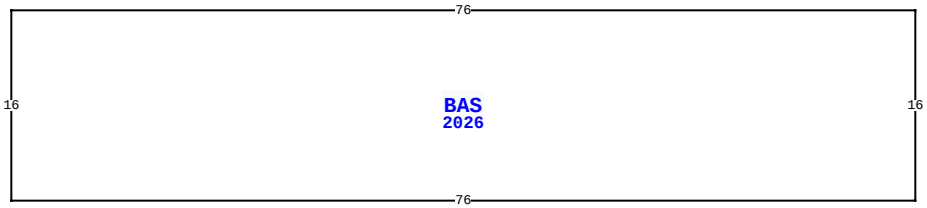
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	63,068
TOTALS	1,216			1,216	63,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	115.0000	94.30	114,669	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1216 HX Base Yr



COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,068
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,935
TOTAL MARKET VALUE	137,003
SOH/AGL Deduction	0
ASSESSED VALUE	137,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,003
TOTAL JUST VALUE	137,003
NCON VALUE	63,068
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053857	Mobile Home		08/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1589	1/29/2021	QC	U	V	11	100
GRANTOR: RENTZ KATRINA						
GRANTEE: ALLEN WILLIE B						
1432/1587	1/24/2021	QC	U	V	11	100
GRANTOR: RENTZ NATHANIEL						
GRANTEE: ALLEN WILLIE B						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,13] E76 S16 W76 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	3.05	AC		1.00	1.00	1.50	9,300.00	13,950.00	42,548							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	9,300.00	13,950.00	6,975							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.50	9,300.00	13,950.00	24,412							

REVIEW DATE 08/26/2025 BY randall Total Acres: 5.30 Total Land Value: 73,935 Market: 0 Agricultural: 0 Common: 73,935 PRINTED 11/21/2025 BY SYS