E DIV: BEG NE COR OF LOT 10 GIEB
AKA TRACT 2, RUN N 109.2 FT, E A
70.2 FT, S 108.25 FT, W 70.1 FT

AGUILAR YORLENI/PAREZ RAFAEL
1040 SE BROCK GLN
LAKE CITY, FL 32025

2026

33-3S-17-13087-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

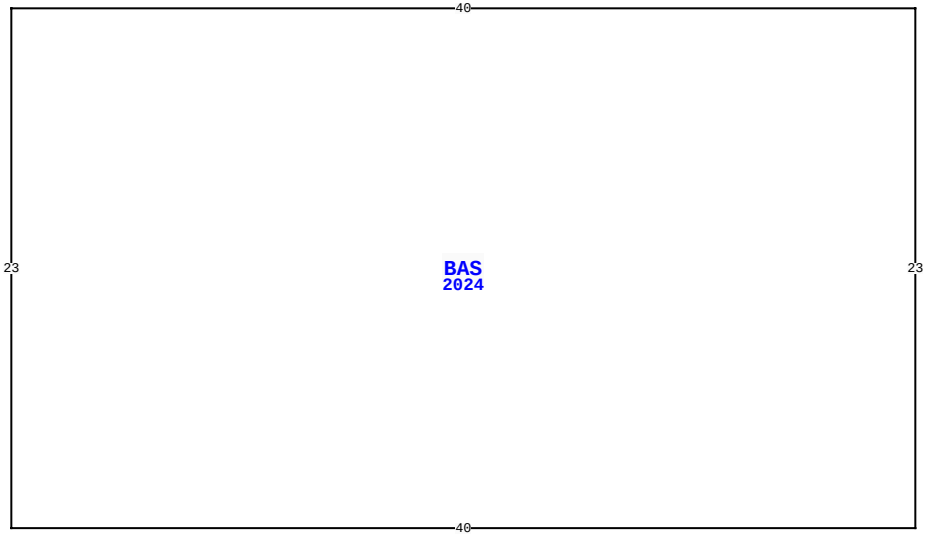
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	2024	920	70,211
TOTALS	920			920	70,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	920	118.6000	117.41	108,017	1983	2010	0	0	0	35.00	65.00

1 MANUF 2 0% - 2024 Heated Area: 920 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

1040 SE BROCK GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	70,211
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,988
TOTAL MARKET VALUE	75,199
SOH/AGL Deduction	0
ASSESSED VALUE	75,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,199
TOTAL JUST VALUE	75,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045569	Mobile Home		09/27/2022
341	DEMOLISH	25	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1913	9/26/2023	WD	Q	I	01	107,400
GRANTOR: M & J SAMPSON LLC						
GRANTEE: AGUILAR YORLENI						
1500/1911	9/26/2023	QC	U	V	11	100
GRANTOR: BLOW RYDERWOD LLC						
GRANTEE: M & J SAMPSON LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,13] E40 S23 W40 N23 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RSF	-370.00	100.00	7,000.00	SF		1.00	1.00	0.75	0.95	0.71	4,988							

REVIEW DATE 10/26/2023 BY TP Total Acres: 0.16 Total Land Value: 4,988 Market: 0 Agricultural: 0 Common: 4,988 PRINTED 10/10/2025 BY SYS