LOT 2 DONOVAN WOODLANDS S/D.
ORB 914-776, 974-881,
QCD 991-807, QC 1034-1804,

COOLEY SHRILEY
342 SW DONOVAN GLN
LAKE CITY, FL 32024

2026

33-4S-16-03265-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

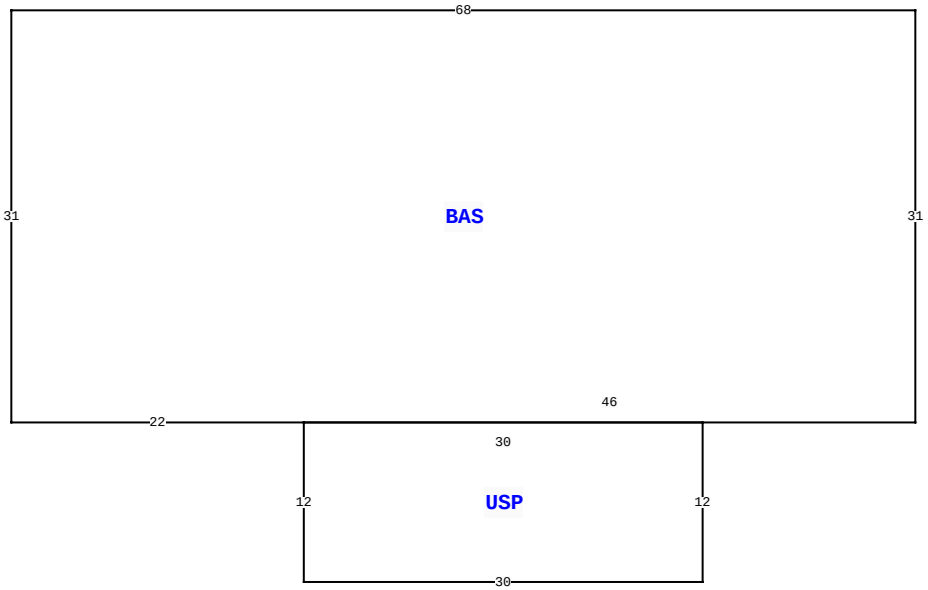
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	33416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	128,497
USP	360	35		126	7,681
TOTALS	2,468			2,234	136,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,234	117.9000	110.83	247,594	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2108 HX Base Yr 2004



342 SW DONOVAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,177
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		200,777
SOH/AGL Deduction		101,673
ASSESSED VALUE		99,104
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		43,382
TOTAL JUST VALUE		200,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20777	M H	125	06/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/0807	6/16/2003	QC	Q	I	03	100
GRANTOR: WARREN A BROOM & SHIR						
GRANTEE: SHIRLEY C COOLEY						
0974/0881	2/10/2003	QC	Q	V	03	7,000
GRANTOR: WARREN A BROOM						
GRANTEE: WARREN A BROOM & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E22 USP= S12 E30 N12 W30$ E46 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/01/2019 BY KR Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 09/30/2025 BY SYS