

COMM INTERS W LINE OF SW1/4 OF S
CR-252, RUN N 63 DEG E ALONG R/W
FT TO PT OF A CURVE, E'LY ALONG

ROYALS MOBILE HOME SALES & SERVICE INC
550 SW GABRIEL PL
LAKE CITY, FL 32024

2026

34-3S-16-02489-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	2710MH SALES LOT	
MAP NUM		06
NEIGHBORHOOD/LOC	34316.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	22,859
BAS	1,200	100		1,200	22,859
CAN	88	30		26	496

TOTALS	2,488			2,426	46,214
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	4,353.00	UT	0.90
2	0260	PAVEMENT-A	0	0	42	10	420.00	UT	1.10
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2828	C	MH SALES	0		00	0.00	0.00	90,605.00

REVIEW DATE	06/14/2023	BY	JB
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	2,426	76.6500	26.83	65,090	2002	2002	0	0	0	29.00	71.00
1 PREF M B S 0% - 0												
Heated Area: 2400 HX Base Yr												
4068 W US HIGHWAY 90 , LAKE CITY												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	4,353.00	UT	0.90	0.90	100	1996
2	0260	PAVEMENT-A	0	0	42	10	420.00	UT	1.10	1.10	100	2003
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	2828	C	MH SALES	0		00	0.00	0.00	90,605.00	SF		1.00

Total Acres:	2.08	Total Land Value:	996,655	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		94,033	
TOTAL MARKET OB/XF VALUE		4,680	
TOTAL LAND VALUE - MARKET		996,655	
TOTAL MARKET VALUE		1,095,368	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,095,368	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,095,368	
TOTAL JUST VALUE		1,095,368	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,096,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052429	Signs - New or Ex	12,000	02/25/2025
35754	PUMP/UTPOL	50	08/31/2017
20314	COMMERCIAL	125	01/13/2003
20179	COMMERCIAL	100	11/25/2002
19722	COMMERCIAL	125	07/09/2002
11501	COMMERCIAL	125	08/07/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0966/1235	10/31/2002	WD	Q	I		495,000	
GRANTOR: GOODSON, BLOODWORTH &							
GRANTEE: ROYALS MOBILE HOMES							
0822/1056	4/15/1996	WD	Q	I	03	88,670	
GRANTOR: BLOODWORTH & GOODSON							
GRANTEE: BRUCE & BERNARD GOO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 BAS= W40 S30 E20 CAN= S8 E11 N8 W11\$ E20 N30\$ S30 E40 N30\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	996,655	PRINTED 11/17/2025 BY SYS
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