COMM SW COR, RUN N 30.30 FT TO N
RUN E 809.29 FT FOR POB, RUN N 3
300.06 FT, S 315.85 FT, W 300.06

ANDREOLAS STEPHANI LEIGH/ANDREOLAS SAMULE ROBERT
283 SW JOYCE GLN
LAKE CITY, FL 32024

2026

34-4S-16-03274-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

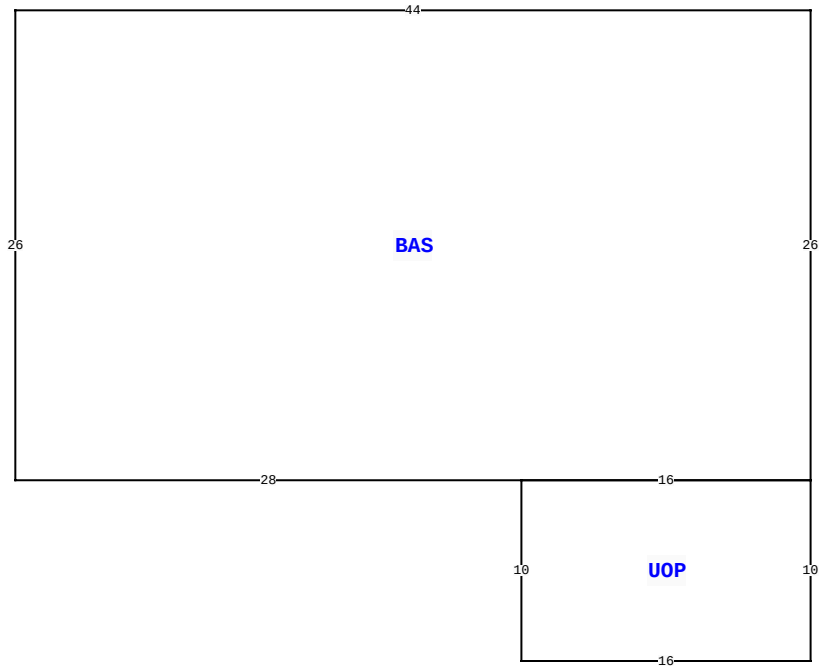
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	97,272
UOP	160	25		40	3,401
TOTALS	1,304			1,184	100,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,184	114.5000	107.63	127,434	2000	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 1144 HX Base Yr 2022



283 SW JOYCE GLN, 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		100,673
TOTAL MARKET OB/XF VALUE		18,000
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		174,673
SOH/AGL Deduction		86,413
ASSESSED VALUE		88,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,538
TOTAL JUST VALUE		174,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,496

XFOB:2:1: ALLA MH

SALE:1:1: BOUGHT 2 & TERM FINANCING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052051	Roof Replacement	10,517	01/13/2025
21914	M H	250	05/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/137	10/13/2021	WD	Q	I	01	155,000
GRANTOR: GONZALEZ KELSEY						
GRANTEE: ANDREOLAS STEPHANI						
1450/133	10/12/2021	WD	U	I	11	100
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: GONZALEZ KELSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E28 UOP= S10 E16 N10 W16$ E16 N26$.

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	0021	BARN,FR AE	0	100	25	30	750.00	UT	14.00	14.00	100	2007	2007	3	100	10,500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 07/22/2019 BY BC Total Acres: 2.18 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 10/10/2025 BY SYS