

COMM NE COR OF NE1/4 OF NW1/4, R
TO S R/W OF A GRD RD, SW ALONG R
FOR POB, CONT S 518.44 FT, W 123

CAMPBELL HELEN E/SMITH BRENDA BROOKS
234 SW ADRON PL
LAKE CITY, FL 32024

2026

35-3S-15-00285-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 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	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	43,872
TOTALS	1,512			1,512	43,872

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1993
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993
5	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2001
6	0060	CARPORT F	0 100	12	20	240.00	UT	5.00	5.00	100	2005
7	0294	SHED WOOD/	0 100	16	20	320.00	UT	9.00	9.00	100	2005
8	0296	SHED METAL	0 100	8	10	80.00	UT	7.00	7.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.25	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,512	120.9000	72.54	109,680	1986	1986		0	0	60.00	40.00	
1 MOBILE HME 100% - 2023 Heated Area: 1512 HX Base Yr 2023													
234 SW ADRON PL, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

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
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	3,000	
6	0060	CARPORT F	0 100	12	20	240.00	UT	5.00	5.00	100	2005	2005	3	100	1,200	
7	0294	SHED WOOD/	0 100	16	20	320.00	UT	9.00	9.00	100	2005	2005	3	100	2,880	
8	0296	SHED METAL	0 100	8	10	80.00	UT	7.00	7.00	100	2005	2005	3	100	560	

TOTAL OB/XF													
30,976													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				43,872			
TOTAL MARKET OB/XF VALUE				30,976			
TOTAL LAND VALUE - MARKET				33,750			
TOTAL MARKET VALUE				108,598			
SOH/AGL Deduction				27,652			
ASSESSED VALUE				80,946			
TOTAL EXEMPTION VALUE				HX HB WX		55,722	
BASE TAXABLE VALUE				25,224			
TOTAL JUST VALUE				108,598			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				108,598			
XFOB:1:1: HOMES M H							