

MAEWEATHER KENNETH/MANNING YVONNE
240 NE VAGAS TER
LAKE CITY, FL 32055

2026

35-3S-17-07359-001



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03BELOW AVG. 100

Roof Structur01FLAT 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition01NONE 100

Heating Type03FORCED AIR 100

Bedrooms1.2 100

Bathrooms1.1 100

Stories1.1. 100

Architectual Units01CONV 100
0 100

Condition Adj0202 100

Kitchen Adjus0101 100

Quality0303

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC35317.0101.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS72010072011,183

FSP20040801,242

TOTALS92080012,426

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIYEA YEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

19945Well/Sept00001.00UT7,000.007,000.0010031007,000

29947Septic00001.00UT3,000.003,000.0010031003,000

LAND DESCRIPTIONTOTAL OB/XF10,000

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM00000.000.009,765.00SF1.001.001.000.250.252,441

20000CVAC RES00000.000.009,765.00SF1.001.001.000.250.252,441

REVIEW DATE02/15/2017BYBCTotal Acres: 0.45Total Land Value: 4,882Market: 0Agricultural: 0Common: 4,882PRINTED 11/14/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

08000280064.719038.8331,0641973197300060.0040.00

1 MOBILE HME0% - 0Heated Area: 720HX Base Yr

BAS

FSP

COLUMBIA COUNTY PROPERTY PAGE 1 of 11

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE12,426

TOTAL MARKET OB/XF VALUE10,000

TOTAL LAND VALUE - MARKET4,882

TOTAL MARKET VALUE27,308

SOH/AGL Deduction3,226

ASSESSED VALUE24,082

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE24,082

TOTAL JUST VALUE27,308

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE27,308

SALES DATA

OFF RECORD NumberDATETYPEINSTQUARTERINSTALLATIONRSNCD SALE PRICE

1545/12337/21/2025PBUI180

GRANTOR: CLERK OF COURT (MAEWE

GRANTEE: MAEWEATHER KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E30 FSP= S10 E20 N10 W20\$ E30 N12\$.