COMM NW COR OF NW1/4 OF NW1/4, R
FOR POB, CONT E 210 FT, S 210 FT
N 210 FT TO POB.

THOMPSON JOHN
304 NE OKINAWA ST
LAKE CITY, FL 32055

2026

35-3S-17-07368-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

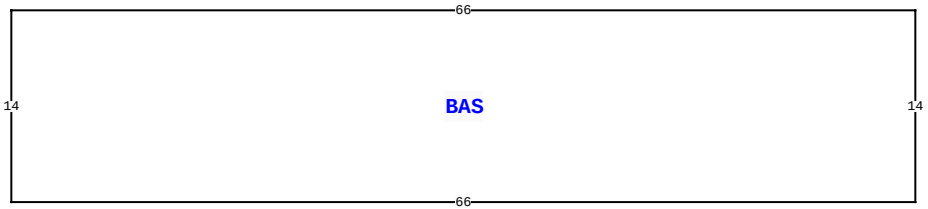
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,706
TOTALS	924			924	23,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	106.9000	64.14	59,265	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 924 HX Base Yr 2021



304 NE OKINAWA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		23,706
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		7,000
TOTAL MARKET VALUE		37,706
SOH/AGL Deduction		11,351
ASSESSED VALUE		26,355
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,355
TOTAL JUST VALUE		37,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39587	M H	0	04/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0107	12/21/2018	QC	U	V	11	100
GRANTOR: DEENITRIS WESTON						
GRANTEE: JOHN THOMPSON						
1289/1350	2/18/2015	QC	U	V	11	100
GRANTOR: JAMES SIMMONS & FRANC						
GRANTEE: DEENITRIS SHUNA WES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	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 7,000

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			0.00	0.00	1.00	UT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 05/27/2020 BY JB Total Acres: 0.00 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/17/2025 BY SYS