COMM NE COR OF W1/2 OF NW1/4, RU
TO S R/W OF S A L RR, W'LY ALONG
FT FOR POB, RUN S 524 FT, E 292

MONROE LOLA MAE/WESTON EMMA L MONROE
3056 NE WASHINGTON ST
LAKE CITY, FL 32025

2026

35-3S-17-07375-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

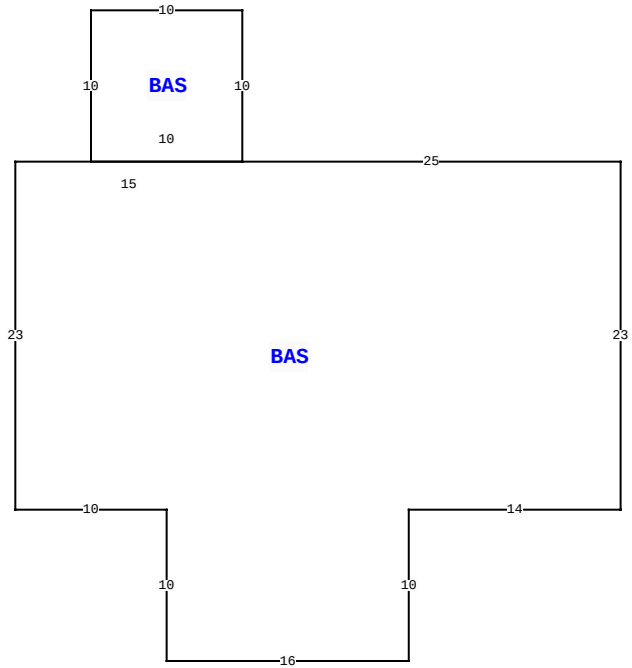
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	100	100		100	2,214
BAS	1,080	100		1,080	23,916
TOTALS	1,180			1,180	26,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,180	92.2590	55.36	65,325	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1180 HX Base Yr



3056 NE WASHINGTON 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		92,674
TOTAL MARKET OB/XF VALUE		17,800
TOTAL LAND VALUE - MARKET		27,968
TOTAL MARKET VALUE		138,442
SOH/AGL Deduction		21,255
ASSESSED VALUE		117,187
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		92,187
TOTAL JUST VALUE		138,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,442

PRMT:1:1: 24X48 1993

XFOB:1:1: PEACHTREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7670	M H	60	10/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N10 W10 S10 E10$ W15 S23 E10 S10 E16 N10 E14 N23$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200	
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 17,800

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	0102	C	SFR/MH	50		00	0.00	0.00	111,872.00	SF		1.00	1.00	1.00	0.25	0.25	27,968							

REVIEW DATE 02/16/2017 BY BC Total Acres: 2.57 Total Land Value: 27,968 Market: 0 Agricultural: 0 Common: 27,968 PRINTED 11/17/2025 BY SYS

COMM NE COR OF W1/2 OF NW1/4, RU
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LAKE CITY, FL 32025

2026

35-3S-17-07375-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

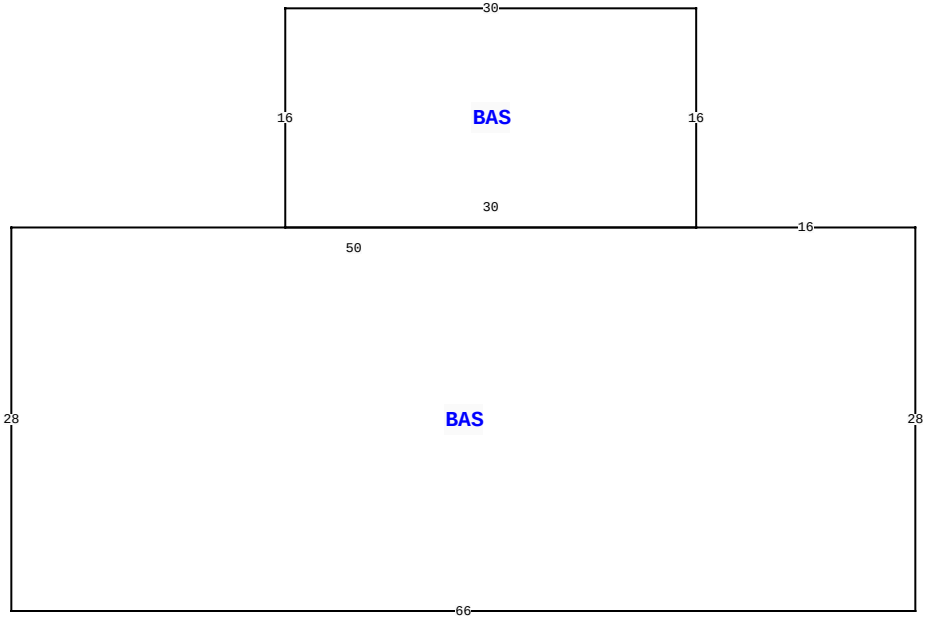
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	13,720
BAS	1,848	100		1,848	52,823
TOTALS	2,328			2,328	66,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,328	119.1000	71.46	166,359	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 50% - 0 Heated Area: 2328 HX Base Yr



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TOTAL JUST VALUE		138,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N16 W30 S16 E30$ W50 S28 E66 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/16/2017 BY BC Total Acres: 2.57 Total Land Value: 27,968 Market: 0 Agricultural: 0 Common: 27,968 PRINTED 11/17/2025 BY SYS