BEG SW COR OF SE1/4 OF SW1/4,
RUN E 318.50 FT, N 273.48 FT,
W 315.22 FT, S 273.48 FT TO

ADKINS SONYA DARLENE
413 SE APRIL LN
LAKE CITY, FL 32025

2026

35-4S-17-09030-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

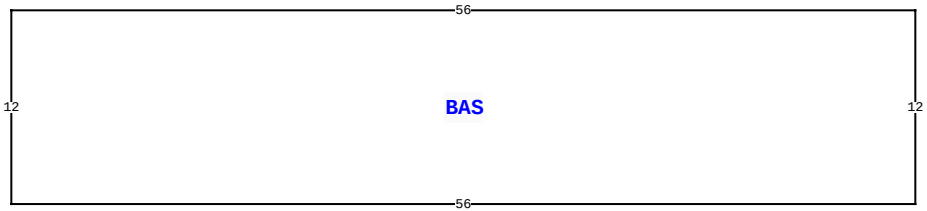
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,268
TOTALS	672			672	10,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	63.6750	38.20	25,670	1967	1967	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 672 HX Base Yr 2011



413 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		10,268
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		46,518
SOH/AGL Deduction		16,856
ASSESSED VALUE		29,662
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,662
TOTAL JUST VALUE		46,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,518

XFOB:1:1: PACEMAKER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/1431	2/09/2011	QC	U	I	11	100
GRANTOR: JOHNNY A ADKINS						
GRANTEE: SONYA DARLENE ADKIN						
1204/1897	11/10/2010	WD	U	I	30	12,000
GRANTOR: WILLIAM EDWARD DANIEL						
GRANTEE: SONYA DARLINE & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	50	2012	2012	3	50	350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,250

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 07/17/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/21/2025 BY SYS