BEG SW COR OF SW1/4 OF SE1/4, E
DEG E 319.78 FT, W 137.15 FT TO
OF SE1/4, S 7 DEG W 319.79 FT TO

LOWRY CAROL ANN
426 SE ALFRED MARKHAM LN
LAKE CITY, FL 32025

2026

35-4S-17-09030-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

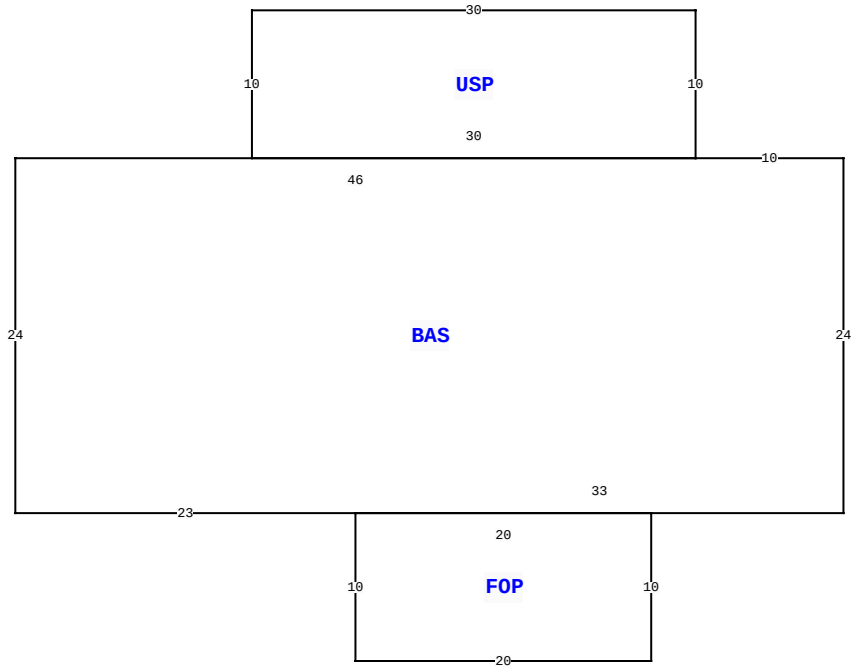
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,344	100		1,344	22,762
FOP	200	35		70	1,186
USP	300	35		105	1,778
TOTALS	1,844			1,519	25,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,519	70.5600	42.34	64,314	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1344 HX Base Yr



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

625 SE APRIL LN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,726
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	46,726
SOH/AGL Deduction	0
ASSESSED VALUE	46,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,726
TOTAL JUST VALUE	46,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050583	Electrical Servic	0	08/19/2024
000042708	Demolition	5,300	09/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2762	11/21/2024	QC	U	I	11	100
GRANTOR: CLEGG GARY EDWARD						
GRANTEE: LOWRY CAROL ANN						
1226/2494	12/22/2011	LE	U	I	14	100
GRANTOR: GARY E & PATRICIA CLE						
GRANTEE: SARON L HEMLEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 USP= N10 W30 S10 E30$ W46 S24 E23 FOP= S10 E20N10 W20$ E33 N24$.

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	0	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/21/2025 BY SYS