

LOT 3 BLOCK A COLLEGE MANOR S/D
625-686, 775-1546, 832-389, 850-

TREJO MANUEL/GARCIA ORALIA
8144 US HIGHWAY 441
LAKE CITY, FL 32055

2026

36-3S-17-07406-000
36-3S-17-07406-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		12,050

MARKET ADJUSTMENTS																		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND							
0800	02	672	74.7150	44.83	30,126	1969	1969	0	0	60.00	40.00							
1 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>													BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				12,050		
TOTAL MARKET OB/XF VALUE				7,500		
TOTAL LAND VALUE - MARKET				5,500		
TOTAL MARKET VALUE				25,050		
SOH/AGL Deduction				3,545		
ASSESSED VALUE				21,505		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				21,505		
TOTAL JUST VALUE				25,050		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				25,050		
SALE:3:1: LOT 3 BLK A COLLEGE MANOR UNIT 1 WITH MH						
XFOB:1:1: NEWMOON ID#330460 ORB 775-1546						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/833	1/08/2025	WD	Q	I	01	30,000
GRANTOR: GEORGE JULIE						
GRANTEE: TREJO MANUEL						
1503/109	11/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TAYLO						
GRANTEE: GEORGE JULIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S12 E56 N12\$.						

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
1	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500								