

AKA S1/2 OF LOT 5 MAGNOLIA ACRES
COR, S 728.67 FT, W 1911.68 FT,
POB, W 636.54 FT, S 250.38 FT, W

HELMS TERESA A
356 SW IRIS CT
LAKE CITY, FL 32024

2025

36-4S-15-00414-205



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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		02
NEIGHBORHOOD/LOC	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100		2,034	135,178
TOTALS	2,034			2,034	135,178

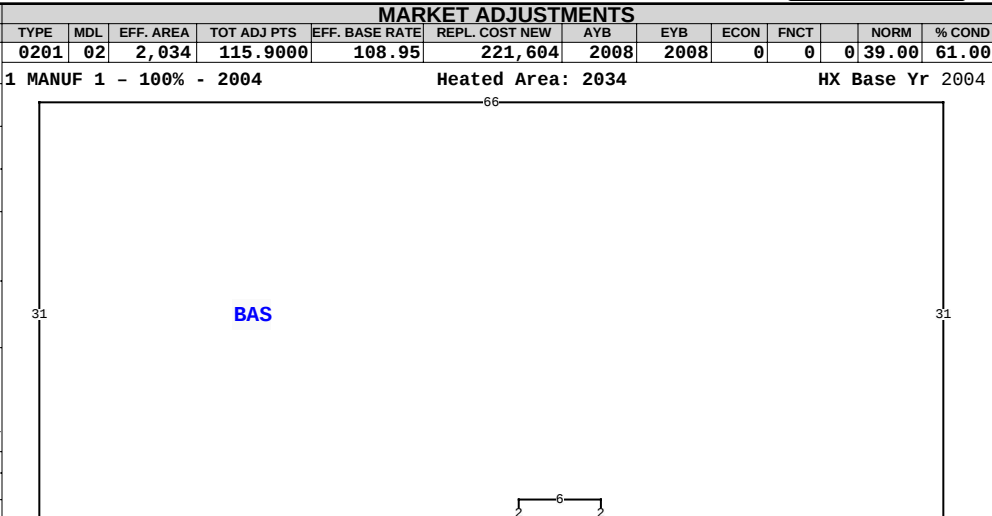
EXTRA FEATURES

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0030	BARN, MT	0	0	23	56	1,288.00	UT	10.00	10.00	100	2009	2009	3	100	12,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

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	100		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,000							

REVIEW DATE 07/27/2022 BY JS



356 SW IRIS CT, LAKE CITY	BLD DATE	LGL DATE	05/09/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															20,280									
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TOTAL OB/XF																								
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Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE	135,178	
TOTAL MARKET OB/XF VALUE	20,280	
TOTAL LAND VALUE - MARKET	51,000	
TOTAL MARKET VALUE	206,458	
SOH/AGL Deduction	87,692	
ASSESSED VALUE	118,766	
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE	63,044	
TOTAL JUST VALUE	206,458	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	204,587	

SALE:1:1: INCL WELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044554	Roof Replacement	10,761	05/27/2022
27938	M H	375	07/13/2009
17881	M H	125	01/30/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0990/0617	7/24/2003	WD	Q	V	04

GRANTOR: FL WHOLESALE HOMES OF
GRANTEE: CHRISTOPHER J & TER
0933/0172 8/14/2001 CD Q V 01 29,700
GRANTOR: DEAS-BULLARD PROPERTY
GRANTEE: FLORIDA WHOLESALE H

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS= W66 S31 E35 N2 E6 S2 E25 N31\$.

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