COMM NW COR, RUN E 1976.33 FT,
S 92.11 FT TO POB. CONT S
1210.25 FT, W 365.55 FT, N

MCDONALD RODNEY/MCDONALD RUBY
470 SW KING ST
LAKE CITY, FL 32024

2026

36-4S-16-03300-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

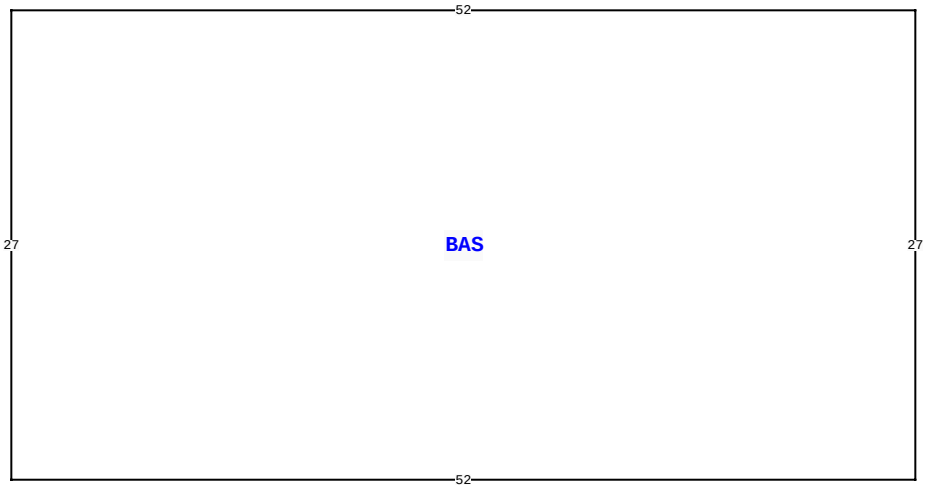
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	28,479
TOTALS	1,404			1,404	28,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	84.5100	50.71	71,197	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1404 HX Base Yr 2023



470 SW KING ST, 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		28,479
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		27,775
TOTAL MARKET VALUE		66,854
SOH/AGL Deduction		47,001
ASSESSED VALUE		19,853
TOTAL EXEMPTION VALUE	HX HB DX	19,853
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		66,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38921	M H	0	11/21/2019
36271	M H	685	01/31/2018
33531	M H	720	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/2194	1/15/2015	WD	Q	V	01	24,500
GRANTOR: WILLIAM KENT HARRISS						
GRANTEE: RODNEY & RUBY MCDON						
1068/0419	12/09/2005	WD	Q	V	01	100
GRANTOR: EDWARD F BRUNNER						
GRANTEE: WILLIAM KENT HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	5.05	AC		1.00	1.00	0.50	11,000.00	5,500.00	27,775							

REVIEW DATE 07/31/2019 BY BC Total Acres: 5.05 Total Land Value: 27,775 Market: 0 Agricultural: 0 Common: 27,775 PRINTED 11/07/2025 BY SYS