

NE DIV: BEG SW COR, RUN N 55 FT
 FT, W 13 FT, S 50 FT, W 107 FT T
 MCELROYS S/D.

TWENTYEIGHT FOURTEEN, LLC
 903 NE JOE CONEY TER
 LAKE CITY, FL 32055

2026

00-00-00-11118-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104
			16,024

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,104	80.6400	48.38	53,412	1988	1988	10	0	60.00	30.00
2 MOBILE HME 0% - 2023 Heated Area: 1104 HX Base Yr											
901 NE JOE CONEY TER, LAKE CITY											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			16,024
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			3,412
TOTAL MARKET VALUE			26,436
SOH/AGL Deduction			0
ASSESSED VALUE			26,436
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			26,436
TOTAL JUST VALUE			26,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			26,436
SALE:1:1: PART OF BLK 29 MCELROY'S S/D			
LAND:1:1: NE1/4 29-3S-17			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
00861	M H	0	10/14/2015
45	DEMOLISH	25	01/30/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/553	9/12/2022	WD Q	Q	I	05	40,000
GRANTOR: ROSSIN CLARENCE H						
GRANTEE: TWENTYEIGHT FOURTEE						
1326/1275	11/28/2016	QC U	U	I	11	100
GRANTOR: RICKY GOMEZ GUYDEN &						
GRANTEE: CLARENCE H ROSSINE						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W48 S23 E48 N23\$.											

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		*RSF	305.00	65.00	6,825.00	SF		1.00	1.00	1.00	0.50	0.50	3,412							