SE1/4 OF NE1/4 OF NE1/4 N OF C/L
467-481, PB 1147-2403, PR 1151-2

ARSENAULT PAMELA MICHELLE
511 NW RIVERS LN
LAKE CITY, FL 32055

2027

01-3S-16-01901-012

BUILDING CHARACTERISTICS

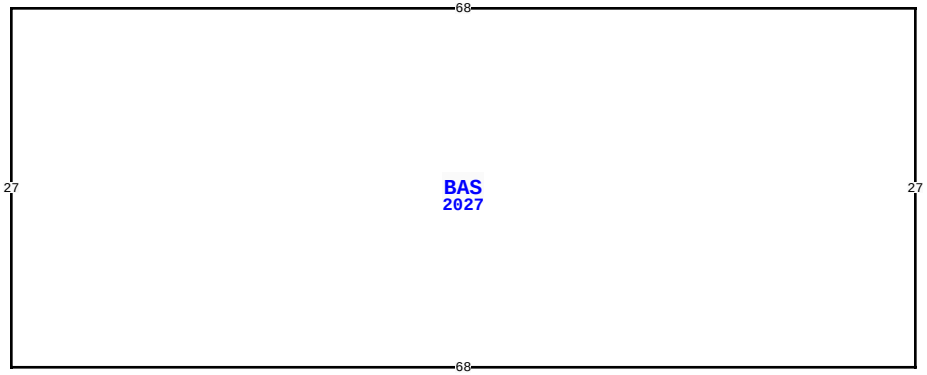
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2027	1,836	195,186
TOTALS	1,836			1,836	195,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,836	113.0000	108.48	199,169	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 100% - 2027 Heated Area: 1836 HX Base Yr 2027



511 NW RIVERS LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,186
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		68,160
TOTAL MARKET VALUE		270,346
SOH/AGL Deduction		0
ASSESSED VALUE		270,346
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		213,935
TOTAL JUST VALUE		270,346
NCON VALUE		202,186
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054544	Mobile Home		11/20/2025
000054261	Right-of-Way Acce		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1444/546	7/30/2021	WD	Q	V	01	57,500
GRANTOR: LAND BUY USA LLC						
GRANTEE: ARSENAULT ROBERT						
1442/1321	6/30/2021	WD	U	V	16	30,800
GRANTOR: FANTO CHRISTINE A						
GRANTEE: LAND BUY USA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,10] E68 S27 W68 N27 $
.

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	100		A-1	0.00	0.00	8.52	AC		1.00	1.00	1.00	8,000.00	8,000.00	68,160							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 8.52 Total Land Value: 68,160 Market: 0 Agricultural: 0 Common: 68,160 PRINTED 11/17/2026 BY SYS