BEG NE COR OF NE1/4 OF SE1/4 OF
W 13 FT, S 641.14 FT, E 281.71 F
30 FT, N 1261.54 FT, W 299.14 FT

RODRIGUEZ JOSE/BACA NANCY
303 SW PLACID LN
LAKE CITY, FL 32024

2027

01-4S-15-00312-012

BUILDING CHARACTERISTICS

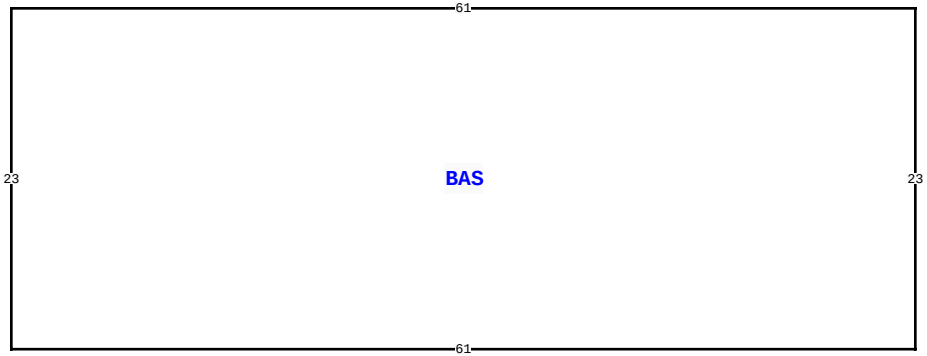
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,403	100		1,403	31,758
TOTALS	1,403			1,403	31,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,403	94.3200	56.59	79,396	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1403 HX Base Yr 2021



303 SW PLACID LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0294	SHED WOOD/	0	100	11	24	264.00	UT	2.40	2.40	100	0	0	3	100	634	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,758
TOTAL MARKET OB/XF VALUE		8,484
TOTAL LAND VALUE - MARKET		60,240
TOTAL MARKET VALUE		100,482
SOH/AGL Deduction		42,183
ASSESSED VALUE		58,299
TOTAL EXEMPTION VALUE	HX HB	33,299
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,482

SALE:4:1: $.60 STAMPS - MOTHER TO SON

XFOB:3:1: LIBERTY MH

SALE:3:1: $.60 STAMPS /BROTHER TO SISTER/

SALE:2:1: 5.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12409	REMODEL	55	04/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1032	6/17/2019	WD	Q	I	01	45,000
GRANTOR: RONNIE HOLLOWAY						
GRANTEE: JOSE RODRIGUEZ & NA						
1340/0089	6/29/2017	PB	U	I	11	100
GRANTOR: CLERK OF COURT (BREND						
GRANTEE: RONNIE HOLLOWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S23 E61 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,484

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	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							

REVIEW DATE 08/11/2023 BY JB Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/17/2026 BY SYS