

COMM SE COR OF NW1/4 OF SW1/4, E  
 FT FOR POB CONT N 209 FT, W 209  
 209 FT TO POB.

CRUZ VICTOR JR/CRUZ ALEXANDRA R  
 103 SW PLACID LN  
 LAKE CITY, FL 32024

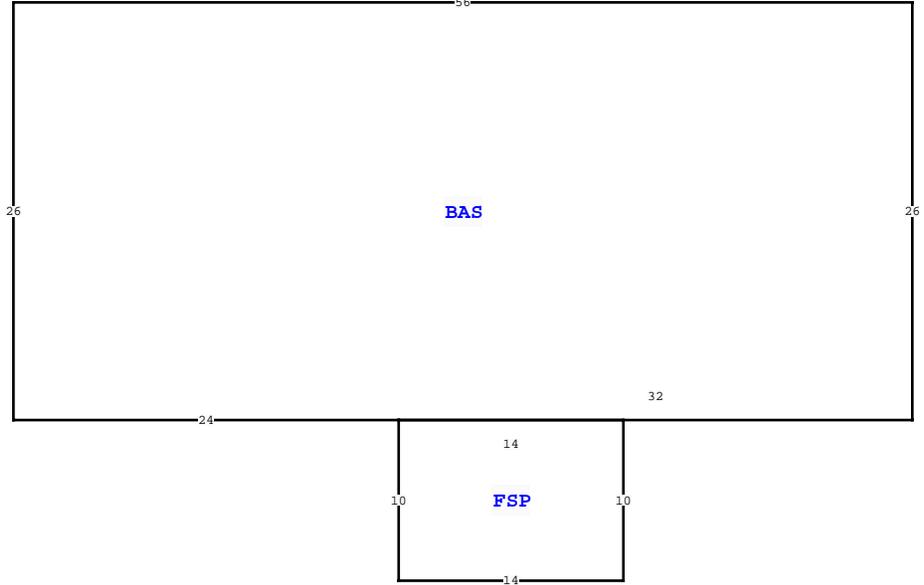
2026

01-4S-15-00312-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	04	04	
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
BAS	1,456	100	
FSP	140	40	
TOTALS	1,596		
TOT ADJ AREA	1,512		
SUBAREA MARKET VALUE	55,012		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0200	02	1,512	98.6670	80.91	122,336	1999	1999	0	0	10	45.00	45.00	
1 MANUF 1 0% - 2026 Heated Area: 1456 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	55,051		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	15,000		
TOTAL MARKET VALUE	70,051		
SOH/AGL Deduction	0		
ASSESSED VALUE	70,051		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	70,051		
TOTAL JUST VALUE	70,051		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	104,040		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/669	8/14/2025	WD	Q	I	05	260,000
GRANTOR: SMITH LEE ANN						
GRANTEE: CRUZ VICTOR JR						
1487/1701	4/04/2023	WD	U	I	11	100
GRANTOR: GARDNER LYNN						
GRANTEE: SMITH LEE ANN						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W56 S26 E24 FSP= S10 E14 N10 W14\$ E32 N26\$.													

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							