COMM SE COR OF SEC, N 52.91 FT T
W 1329.98 FT TO W LINE OF SE1/4
577.42 FT FOR POB, CONT N 276.09

LYONS KATHLEEN F/LYONS JENNIE F
2835 SW MAYO RD
LAKE CITY, FL 32024

2027

01-4S-15-00314-006

BUILDING CHARACTERISTICS

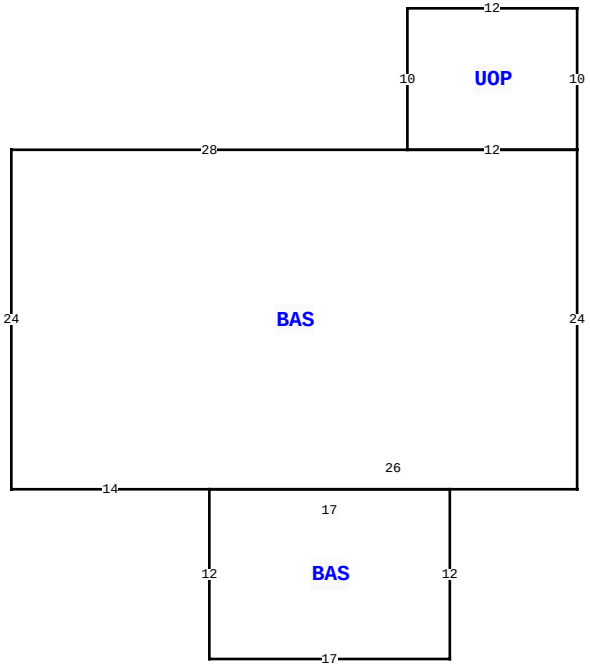
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	204	100		204	11,886
BAS	960	100		960	55,931
UOP	120	25		30	1,748
TOTALS	1,284			1,194	69,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,194	113.9000	105.93	126,480	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1164 HX Base Yr 2008



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/22/2026 MLU
AG DATE	

2835 SW MAYO RD, LAKE CITY

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	0296	SHED METAL	0	100	12	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	16	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,564
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		54,090
TOTAL MARKET VALUE		132,254
SOH/AGL Deduction		70,716
ASSESSED VALUE		61,538
TOTAL EXEMPTION VALUE	HX HB VX DX	46,538
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		132,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,003

SALE:2:1: HUSBAND TO WIFE $.70 STAMPS

PRMT:2:1: LYONS MH

PRMT:1:1: B. TUCKER MH

SALE:1:1: SALE IS FOR 6.01 AC OF VACANT LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11520	M H	125	08/13/1996
11181	M H	125	05/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0312	2/04/2008	QC	Q	I	01	100
GRANTOR: SAMUEL J JR & KATHLEE						
GRANTEE: KATHLEEN LYONS & JE						
1120/0744	5/29/2007	QC	Q	I	01	100
GRANTOR: SAMUEL J JR & KATHLEE						
GRANTEE: SAMUEL J JR & KATHL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E14 BAS= S12 E17 N12 W17$ E26 N24 UOP= N10 W12 S10 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	6.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	54,090							

REVIEW DATE 08/10/2023 BY JB Total Acres: 6.01 Total Land Value: 54,090 Market: 0 Agricultural: 0 Common: 54,090 PRINTED 11/17/2026 BY SYS