COMM SE COR OF SEC, RUN N 52.91
CR-252, W ALONG R/W 58.48 FT TO
FOR POB, CONT W 514.39 FT, N 575

GUETHERMAN RONALD J/GUETHERMAN HELEN B
2965 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00314-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

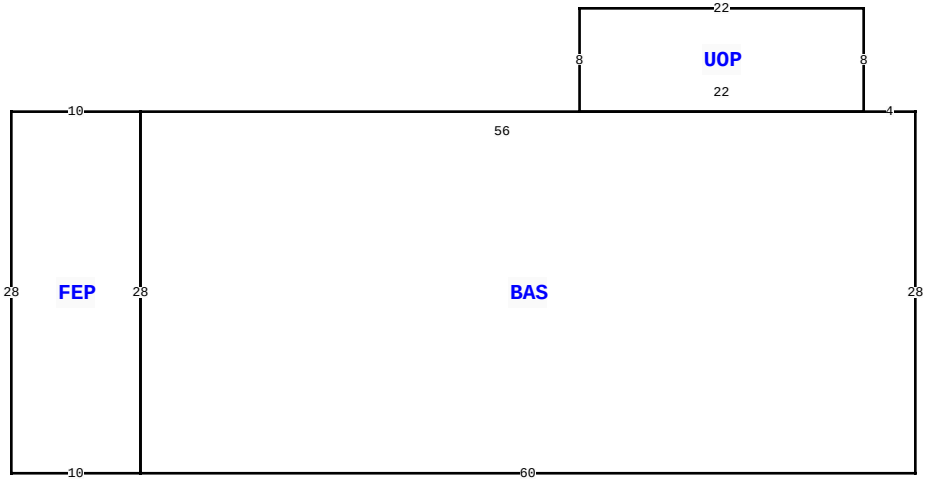
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	46,731
FEP	280	85		238	6,620
UOP	176	25		44	1,224
TOTALS	2,136			1,962	54,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,962	115.9000	69.54	136,437	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1680 HX Base Yr



2965 SW MAYO RD, 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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	9945	Well/Sept	0	0	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	54,575
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	127,875
SOH/AGL Deduction	21,058
ASSESSED VALUE	106,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,817
TOTAL JUST VALUE	127,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,625

XFOB:2:1: HARBOR SPRINGS MH

SALE:1:1: 5.01AC OLD HOUSE ESTABLISHED YARD PECAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28890	MAINT/ALTR	35	09/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0613	7/01/1993	WD	U	I	12	25,000

GRANTOR: ANDREW DICKS

GRANTEE: RONALD GUETHERMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N8 W22 S8 E22$ W56 FEP= W10 S28 E10 N28$ S28 E60 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0		A-1	0.00	0.00	5.25	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,000							

REVIEW DATE 08/10/2023 BY JB Total Acres: 5.25 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 06/09/2026 BY SYS