

COMM SE COR OF SEC, W 617.23 FT  
 NW ALONG R/W 1223.01 FT, W 927.3  
 CONT W 282 FT, N 309.54 FT, E 28

SAXON VERNA R  
 340 NW DAVID DR  
 LAKE CITY, FL 32055

**2026**

02-3S-16-01946-007

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	14	CARPET	90
Interior Floor	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
Architctual	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			06
NEIGHBORHOOD/LOC	2316.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,242	100	
UOP	40	25	
UOP	140	25	
UOP	360	25	
TOTALS	1,782		

MARKET ADJUSTMENTS																																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																															
1	MANUF	1	100%	- 0																																						
				Heated Area: 1242				HX Base Yr																																		
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,242</td> <td>100</td> <td></td> <td>1,242</td> <td>92,015</td> </tr> <tr> <td>UOP</td> <td>40</td> <td>25</td> <td></td> <td>10</td> <td>741</td> </tr> <tr> <td>UOP</td> <td>140</td> <td>25</td> <td></td> <td>35</td> <td>2,593</td> </tr> <tr> <td>UOP</td> <td>360</td> <td>25</td> <td></td> <td>90</td> <td>6,668</td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,242	100		1,242	92,015	UOP	40	25		10	741	UOP	140	25		35	2,593	UOP	360	25		90	6,668
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				102,016	
TOTAL MARKET OB/XF VALUE				19,590	
TOTAL LAND VALUE - MARKET				26,390	
TOTAL MARKET VALUE				147,996	
SOH/AGL Deduction				61,080	
ASSESSED VALUE				86,916	
TOTAL EXEMPTION VALUE				HX HB 98 86,916	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				147,996	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				152,497	
XFOB:1:1: BRIG M H					
PERMIT NUM					
DESCRIPTION		AMT		ISSUED	
29397	M H	375	05/13/2011		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/194	2/22/2024	LE U	I	14		100
GRANTOR: SAXON VERNA R						
GRANTEE: SAXON VERNA R (ENH						
1481/1807	12/19/2022	PB U	I	14		100
GRANTOR: SAXON VERNA R						
GRANTEE: SAXON VERNA R (ENH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0031	BARN,MT AE	0	100	24	32	768.00	UT	5.00	5.00	100	0
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100	0
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2006
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF													19,590			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT				
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	2.03	AC		1.00				

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W54 S23 UOP= S10 E4 N10 W4\$ E4 UOP= S10 E36 N10 W36\$ E36 UOP= S10 E14 N10 W14\$ E14 N23\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	2.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,390							