COMM SW COR OF SE1/4 FOR POB,
RUN N 339.54 FT, E 121 FT TO A
CIRCLE R/W, SE ALONG CIRCLE

GONZALEZ RAUL
525 NW DAVID DR
LAKE CITY, FL 32055

2027

02-3S-16-01946-018

BUILDING CHARACTERISTICS

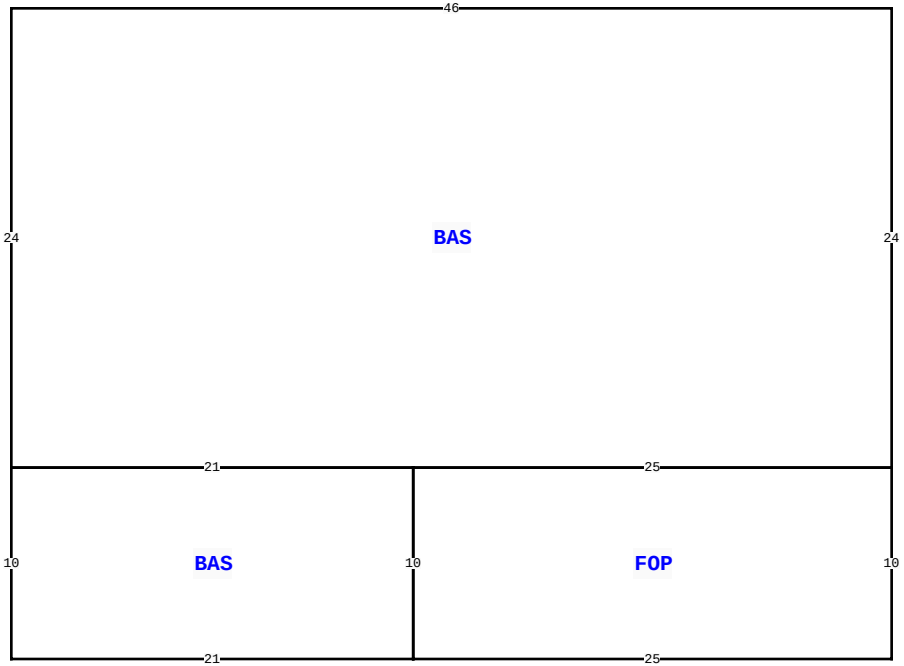
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	5,962
BAS	1,104	100		1,104	31,345
FOP	250	35		88	2,498
TOTALS	1,564			1,402	39,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,402	118.3000	70.98	99,514	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1314 HX Base Yr 2016



525 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1970	1970	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
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		39,806
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		15,730
TOTAL MARKET VALUE		63,936
SOH/AGL Deduction		28,061
ASSESSED VALUE		35,875
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,875
TOTAL JUST VALUE		63,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,936

SALE:1:1: 2 PARCELS - 1 DEED

XFOB:1:1: NBLT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7753	M H	100	11/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0635/0504	10/16/1987	WD	U	V		4,500

GRANTOR: ELKINS ALLEN R

GRANTEE: GONZALEZ REYNALDO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S24 BAS= S10 E21 N10 W21$ E21 FOP= S10 E25 N10 W25$ E25 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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		RSF/MH	0.00	0.00	1.10	AC		1.00	1.00	1.10	13,000.00	14,300.00	15,730							

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.10 Total Land Value: 15,730 Market: 0 Agricultural: 0 Common: 15,730 PRINTED 11/16/2026 BY SYS