COMM SE COR OF SEC, RUN W 617.23
US-41, N ALONG R/W 430.98 FT TO
(NKA NW FLAMINGO GLN) RUN W ALON

MENDOZA ISMAEL/MARTINEZ DELMI A
17 LASSELL STREET #2
PORTLAND, ME 04102

2027

02-3S-16-01946-029

BUILDING CHARACTERISTICS

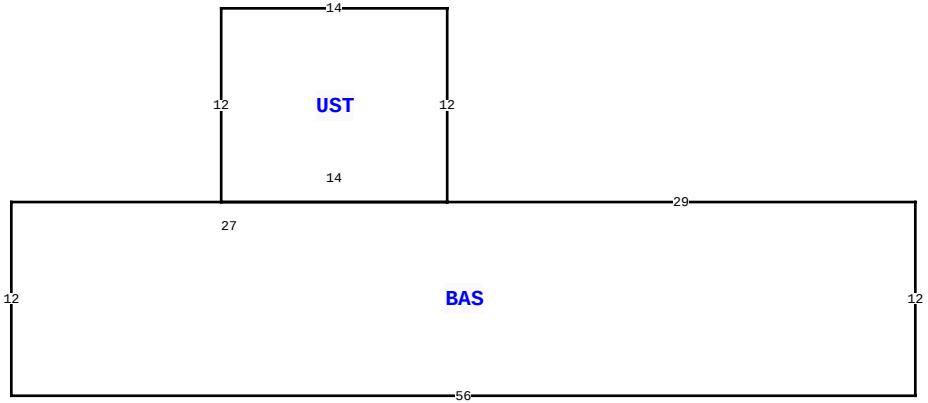
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	672	100		672	13,195
UST	168	45		76	1,492
TOTALS	840			748	14,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	748	81.8100	49.09	36,719	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr



195 NW FLAMINGO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	0	30	60	1,800.00	UT	15.00	15.00	100	2026	2025		100	27,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
6	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,688
TOTAL MARKET OB/XF VALUE	35,200
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	75,888
SOH/AGL Deduction	0
ASSESSED VALUE	75,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,888
TOTAL JUST VALUE	75,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,888

XFOB:1:1: AMERICAN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052042	Storage Building	14,800	01/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2038	10/16/2020	WD	U	I	11	100
GRANTOR: WANDA H FLANAGAN & KR						
GRANTEE: ISMAEL MENDOZA & DE						
1413/1852	6/12/2020	WD	U	I	11	100
GRANTOR: WANDA H FLANAGAN						
GRANTEE: WANDA H FLANAGAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UST= N12 W14 S12 E14$ W27 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 35,200

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		RSF/MH	82.00	310.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							

REVIEW DATE 04/30/2025 BY JB Total Acres: 2.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/16/2026 BY SYS