

COMM SE COR OF NE1/4 OF SE1/4,  
 RUN N 60 FT, W 326.61 FT FOR  
 POB, CONT W 277 FT, N 20 FT, W

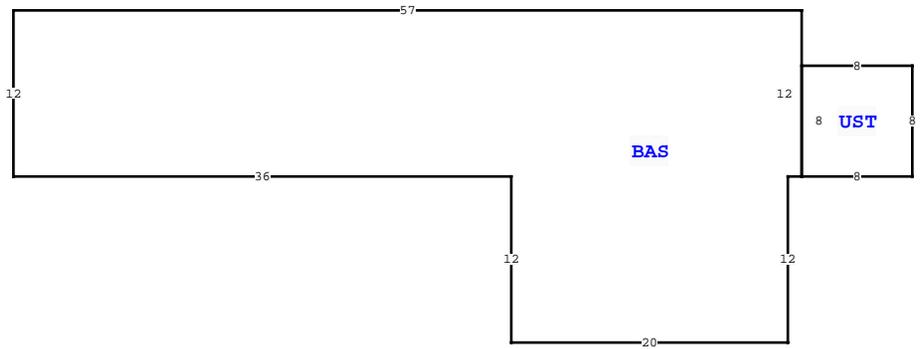
TOSCANO SAL  
 427 SW PLACID LANE  
 LAKE CITY, FL 32024

**2026**

02-4S-15-00331-002

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	1.5	100		
	Stories	1.	1.100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		MKT AREA 01		
	NEIGHBORHOOD/LOC	2415.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,582
UST	64	45		29	552
TOTALS	988			953	18,134

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2025									Heated Area: 924 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		18,134	
TOTAL MARKET OB/XF VALUE		9,850	
TOTAL LAND VALUE - MARKET		35,288	
TOTAL MARKET VALUE		63,272	
SOH/AGL Deduction		1,679	
ASSESSED VALUE		61,593	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		61,593	
TOTAL JUST VALUE		63,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0797/2203	11/14/1994	AG	U	V	13	17,350
GRANTOR: VELMA C PERRY						
GRANTEE: SAL TOSCANO						
0787/1829	3/11/1994	QC	Q	V	01	3,000
GRANTOR: JODY F SANDAGE						
GRANTEE: VELMA C PERRY						

EXTRA FEATURES																	
L N	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	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
TOTALS																9,850	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 S12 E36 S12 E20 N12 E1 UST= E8 N8 W8 S8\$ N12\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.01	AC		1.00	1.00	0.80	11,000.00	8,800.00	35,288							