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

2027

02-4S-15-00331-002

BUILDING CHARACTERISTICS

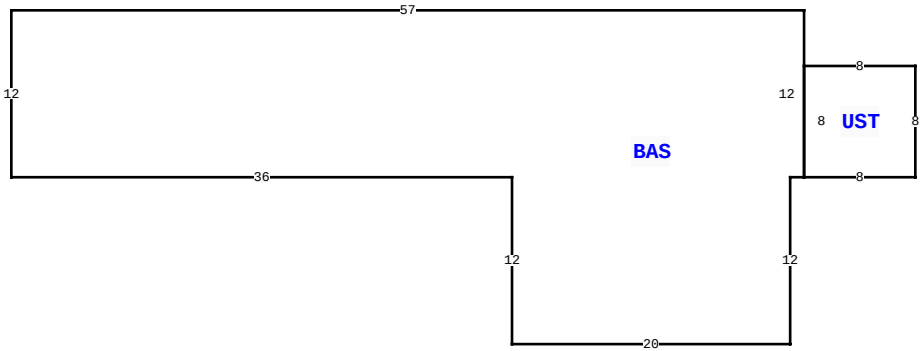
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 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 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	16,746
UST	64	45		29	526
TOTALS	988			953	17,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	953	75.5100	45.31	43,180	1967	1967	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



427 SW PLACID LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,272
TOTAL MARKET OB/XF VALUE	9,850
TOTAL LAND VALUE - MARKET	35,288
TOTAL MARKET VALUE	62,410
SOH/AGL Deduction	0
ASSESSED VALUE	62,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,410
TOTAL JUST VALUE	62,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,410

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,850

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	4.01	AC		1.00	1.00	0.80	11,000.00	8,800.00	35,288							

REVIEW DATE 08/09/2023 BY JB Total Acres: 4.01 Total Land Value: 35,288 Market: 0 Agricultural: 0 Common: 35,288 PRINTED 11/17/2026 BY SYS