COMM SE COR OF NE1/4 OF SE1/4, R
FT FOR POB, CONT W 233.61 FT, N
233.47 FT, S 546 FT TO POB.

PARKS VIDALIA
399 SW PLACID LN
LAKE CITY, FL 32024

**2027**

**02-4S-15-00331-007**

## BUILDING CHARACTERISTICS

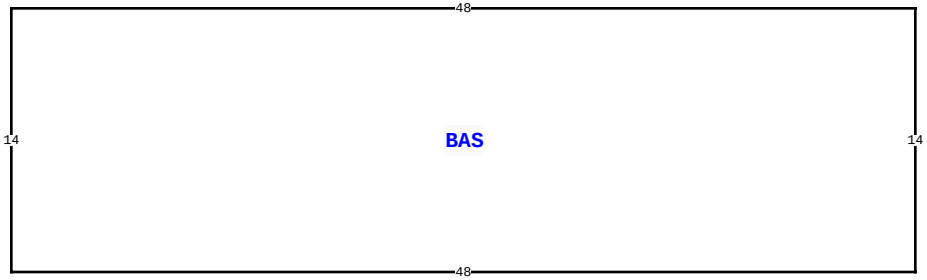
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 672 | 100 | | 672 | 12,034 |
| TOTALS | 672 | | | 672 | 12,034 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 74.6100 | 44.77 | 30,085 | 1986 | 1986 | 0 | 0 | 0 | 60.00 | 40.00 |

3 MOBILE HME 100% - 2008 Heated Area: 672 HX Base Yr 2008




399 SW PLACID LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 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 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 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 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 5 | 0265 | PRCH,UEP | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2024 | 2023 | | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 12,034 |
| TOTAL MARKET OB/XF VALUE | | 11,100 |
| TOTAL LAND VALUE - MARKET | | 35,040 |
| TOTAL MARKET VALUE | | 58,174 |
| SOH/AGL Deduction | | 20,593 |
| ASSESSED VALUE | | 37,581 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 12,581 |
| TOTAL JUST VALUE | | 58,174 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 58,174 |

SALE:2:1: MOTHER TO SON $.70 STAMPS
PRMT:2:1: RODRIQUEZ MH RES
SALE:1:1: 2.92 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055291 | Electrical Servic | | 03/23/2026 |
| 26239 | M H | 297 | 09/17/2007 |
| 22236 | TR/TRAILER | 150 | 08/25/2004 |
| 13119 | M H | 125 | 09/29/1997 |
| 13120 | M H | 125 | 09/29/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/1904 | 6/03/2026 | PB | U | I | 18 | 0 |
| GRANTOR: PARKS BILL | | | | | | |
| GRANTEE: PARKS VIDALIA | | | | | | |
| 1433/1953 | 3/01/2021 | WD | U | I | 30 | 100 |
| GRANTOR: PERRY VELMA C AS PR | | | | | | |
| GRANTEE: PARKS BILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 11,100

| 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 | | A-1 | 0.00 | 0.00 | 2.92 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 35,040 | | | | | | | |

REVIEW DATE 08/09/2023 BY JB Total Acres: 2.92 Total Land Value: 35,040 Market: 0 Agricultural: 0 Common: 35,040 PRINTED 11/17/2026 BY SYS