COMM SE COR OF NE1/4 OF SE1/4,
RUN N 60 FT TO N R/W OF SW
PLACID LN, W ALONG N R/W

TOSCANO PHILLIP/HAYSLIP TARA
427 SW PLACID LN
LAKE CITY, FL 32024

2027

02-4S-15-00331-008

BUILDING CHARACTERISTICS

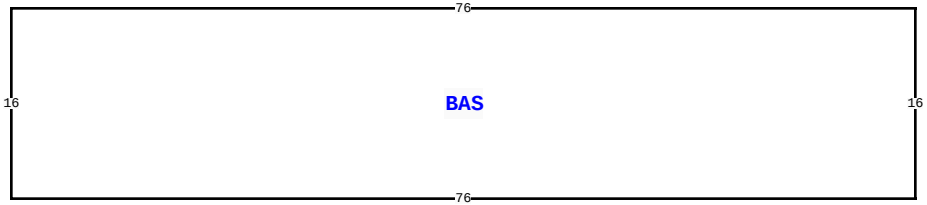
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	1,216	100		1,216	73,334
TOTALS	1,216			1,216	73,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	117.9000	109.65	133,334	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1216 HX Base Yr



177 SW ORCHARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	73,334
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	95,534
SOH/AGL Deduction	4,739
ASSESSED VALUE	90,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,795
TOTAL JUST VALUE	95,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32889	M H	513	04/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/1334	3/05/2015	QC	U	V	11	100

GRANTOR: SAL TOSCANO

GRANTEE: PHILLIP TOSCANO & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	1.00	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,400							

REVIEW DATE 08/09/2023 BY JB Total Acres: 1.00 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2026 BY SYS