

LOT 17 SUZANNE S/D UNIT 2.
405-187, DC 1386-1631, LE 1386-1

RAINES CARROLL A/RAINES CORNELIA
154 SE OPAL WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-051
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		25,408

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 0									
				Heated Area:	1152			HX Base Yr				
BLD DATE		LGL DATE		04/14/2026	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			25,408
TOTAL MARKET OB/XF VALUE			4,340
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			52,248
SOH/AGL Deduction			26,221
ASSESSED VALUE			26,027
TOTAL EXEMPTION VALUE	HX HB WR		26,027
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			52,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,248
XFOB:1:1: BRIGADIER MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1386/1635	6/14/2019	LE U	I 14
GRANTOR: CARROL A RAINES (ENH)			SALE PRICE 100
GRANTEE: MARIE RAINES (RMDR)			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W48 S24 E48 N24\$.			

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
1	0261	PRCH, UOP	0	100	8	10		1.00	0.00	100	0	0
2	0261	PRCH, UOP	0	100	8	10		1.00	0.00	100	0	0
3	9947	Septic	0	100	0	0		1.00	3,000.00	100		3
4	0120	CLFENCE 4	0	100	0	0		1.00	0.00	100	1993	1993
5	0070	CARPORT UF	0	100	18	20		360.00	3.00	50	2004	2004
6	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2012	2012
TOTAL OB/XF 4,340												

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								