LOT 24 SUZANNE S/D UNIT 2.
QC 1193-2582, DC 1527-1530, DC 1

TISI STEVEN H/TISI ANDREA D
251 SE OPAL WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-058

BUILDING CHARACTERISTICS

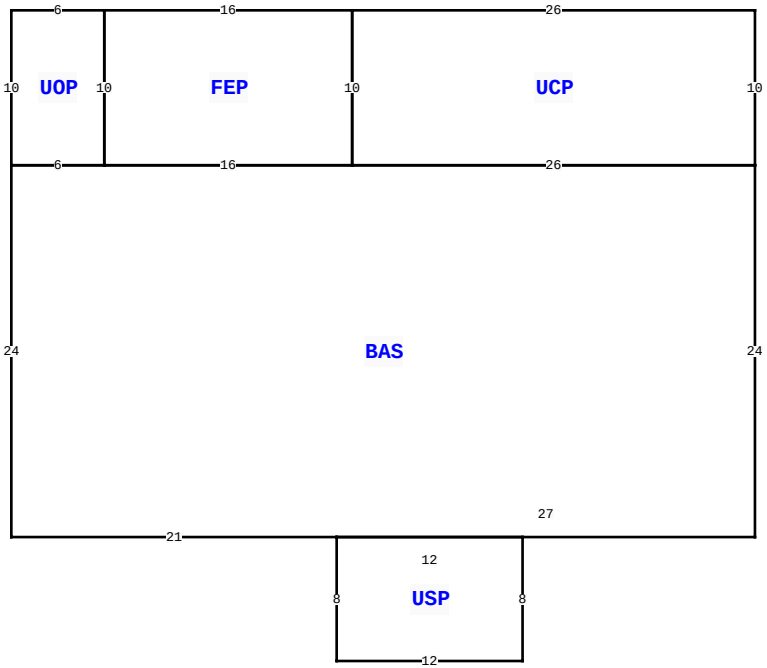
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	60,306
FEP	160	85		136	7,119
UCP	260	20		52	2,722
UOP	60	25		15	785
USP	96	35		34	1,780
TOTALS	1,728			1,389	72,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,389	117.5000	95.18	132,205	1983	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1152 HX Base Yr 2026



251 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	16	25	400.00	UT	3.00	3.00	100	1993	1993	3	100	1,200	
5	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	72,713
TOTAL MARKET OB/XF VALUE	7,150
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	102,363
SOH/AGL Deduction	27,925
ASSESSED VALUE	74,438
TOTAL EXEMPTION VALUE	HX HB SX 74,438
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	102,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1112	5/21/2025	WD	Q	I	01	125,000
GRANTOR: TRAFFORD ELIZABETH						
GRANTEE: TISI STEVEN H						
1527/1535	11/08/2024	QC	U	I	11	100
GRANTOR: TRAFFORD ELIZABETH A						
GRANTEE: TRAFFORD ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 UCP= N10 W26 S10 E26$ W26 FEP= N10 W16 S10 E16$ W16 UOP= N10 W6 S10 E6$ W6 S24 E21 USP= S8 E12 N8 W12$ E27$.

LAND DESCRIPTION

TOTAL OB/XF 7,150

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

REVIEW DATE 10/31/2025 BY TP Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/10/2026 BY SYS