ALL OF NW1/4 OF NE1/4 LYING N OF CIRCLE RD ALSO DESC AS: BEG SW C SE1/4, N 464.16 FT TO E R/W OF S

4 GUYS INVESTMENTS LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

04-2S-17-04667-001

BUILDING CHARACTERISTICS

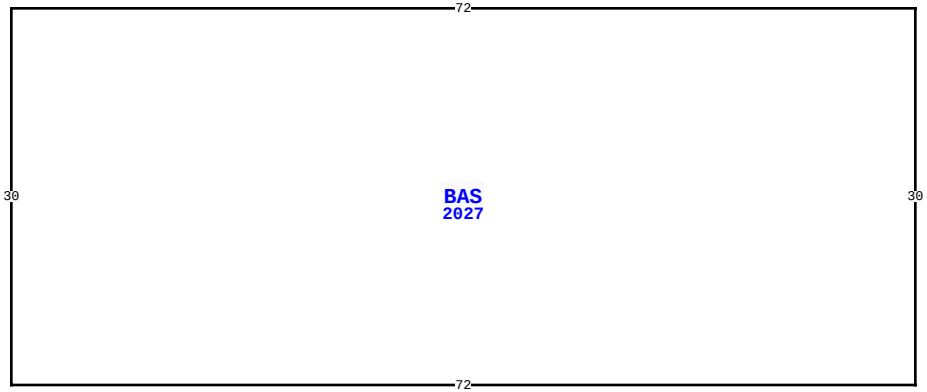
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	4217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2027	2,160	232,316
TOTALS	2,160			2,160	232,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	115.5000	110.88	239,501	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2027 Heated Area: 2160 HX Base Yr



301 NE CEMETERY LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,316
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	264,516
SOH/AGL Deduction	0
ASSESSED VALUE	264,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,516
TOTAL JUST VALUE	264,516
NCON VALUE	239,316
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,200

LAND:1:1: JOINS RE #04640-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054306	Roof Replacement	6,000	10/23/2025
000054110	Mobile Home		09/22/2025
000053470	Right-of-Way Acce		06/26/2025
13241	PUMP/UTPOL	30	10/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/740	3/31/2025	WD	Q	V	01	25,000
GRANTOR: NGUYEN THANH KAI CAO						
GRANTEE: 4 GUYS INVESTMENTS						
1469/1495	6/22/2022	WD	Q	I	01	11,000
GRANTOR: MARX PEGGY A						
GRANTEE: NGUYEN THANH KAI CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,12] E72 S30 W72 N30 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					4.00	AC		1.00	1.00	0.70	9,000.00	6,300.00	25,200							

REVIEW DATE 08/31/2026 BY Andres Total Acres: 4.00 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/17/2026 BY SYS