COMM SW COR OF NW1/4, E 896.29 F
MARCH DR, N 271.56 FT TO N R/W O
POB, W 147.74 FT, B 258.66 FT, E

NASH TRAVIS SHONE/RAULERSON JOYCE N
10691 NE 50TH ST
BRONSON, FL 32621

**2027**

**04-4S-16-02772-003**

## BUILDING CHARACTERISTICS

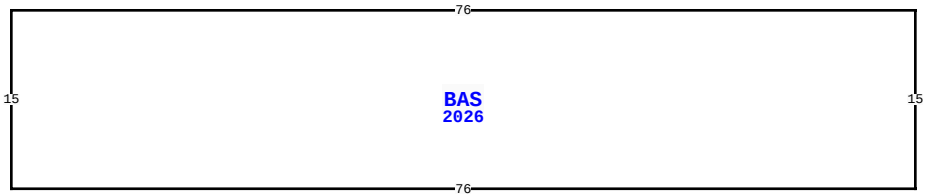
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 06 |
| NEIGHBORHOOD/LOC | 4416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | 2026 | 1,140 | 124,981 |
| TOTALS | 1,140 | | | 1,140 | 124,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 1,140 | 113.0000 | 111.87 | 127,532 | 2026 | 2026 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 3 0% - 2026 Heated Area: 1140 HX Base Yr




151 SW LUCKY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 0296 | SHED METAL | 0 | 0 | 12 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 2,000 | |
| 2 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 124,981 |
| TOTAL MARKET OB/XF VALUE | 13,000 |
| TOTAL LAND VALUE - MARKET | 14,040 |
| TOTAL MARKET VALUE | 152,021 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 152,021 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 152,021 |
| TOTAL JUST VALUE | 152,021 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 153,284 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054091 | Mobile Home | | 09/18/2025 |
| 000054011 | Right-of-Way Acce | | 09/09/2025 |
| 36059 | PUMP/UTPOL | 50 | 12/04/2017 |
| 26667 | M H | 275 | 01/25/2008 |
| 18794 | M H | 125 | 10/03/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1551/2240 | 10/10/2025 | WD | Q | I | 03 | 42,000 |
| GRANTOR: IRONWOOD HOMES OF LAK | | | | | | |
| GRANTEE: NASH TRAVIS SHONE | | | | | | |
| 1549/1484 | 9/10/2025 | WD | U | I | 11 | 100 |
| GRANTOR: MARKSBERRY MICHAEL R | | | | | | |
| GRANTEE: IRONWOOD HOMES OF L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,15] E76 S15 W76 N15 $

.

## LAND DESCRIPTION

TOTAL OB/XF 13,000

| 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 | | 00 | 0.00 | 0.00 | 1.17 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 14,040 | | | | | | | |

REVIEW DATE 11/06/2025 BY TP Total Acres: 1.17 Total Land Value: 14,040 Market: 0 Agricultural: 0 Common: 14,040 PRINTED 11/17/2026 BY SYS