E1/2 OF E1/2 OF E1/2 OF NE1/4 OF R/W.

FONTE ANGEL JOSE/FONTE MARTHA GRETCHEN
343 SW MABRY GLN
LAKE CITY, FL 32024

2027

04-4S-16-02772-006

BUILDING CHARACTERISTICS

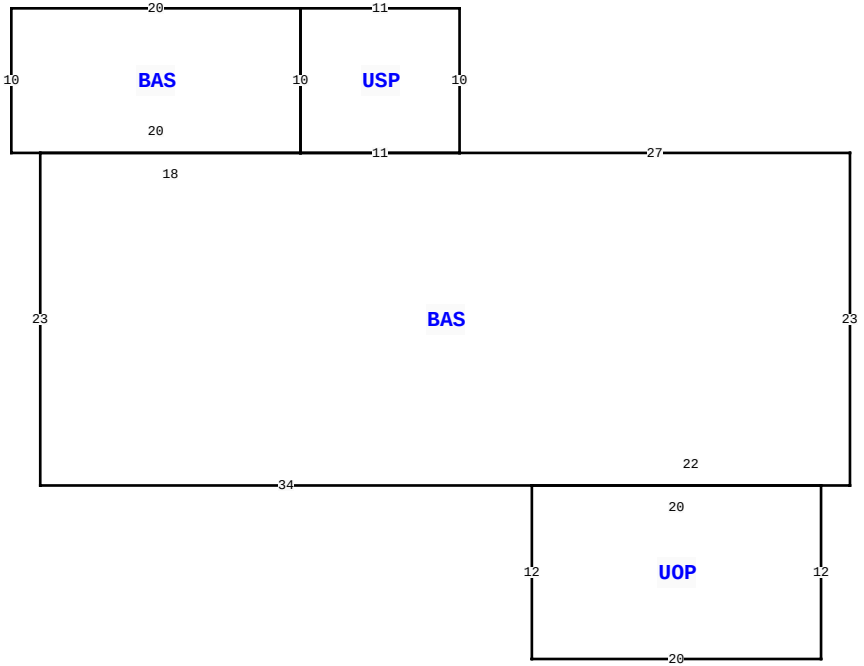
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	200	100		200	3,487
BAS	1,288	100		1,288	22,458
UOP	240	25		60	1,046
USP	110	35		38	662
TOTALS	1,838			1,586	27,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,586	72.6480	43.59	69,134	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1488 HX Base Yr 2024



343 SW MABREY GLN, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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	0296	SHED METAL	0	100	20	12	1.00	UT	0.00	0.00	100	0	0	3	100	480	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	27,654
TOTAL MARKET OB/XF VALUE	7,480
TOTAL LAND VALUE - MARKET	15,200
TOTAL MARKET VALUE	50,334
SOH/AGL Deduction	6,401
ASSESSED VALUE	43,933
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	18,933
TOTAL JUST VALUE	50,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,334

XFOB:1:1: REGENT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2328	2/23/2017	WD	Q	I	01	22,500
GRANTOR: DANIEL CRAPPS & JANET						
GRANTEE: ANGEL JOSE FONTE &						
1328/0544	12/29/2016	PR	U	I	11	100
GRANTOR: JOHN STEVEN EDMONDS A						
GRANTEE: DANIEL CRAPPS & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 USP= N10 W11 S10 E11$ W11 BAS= N10 W20 S10 E20$ W18 S23 E34 UOP= S12 E20 N12 W20$ E22 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,480

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	0102	C	SFR/MH	100		00	0.00	0.00	3.00	AC		1.00	1.00	0.50	10,000.00	5,000.00	15,000							
2	9630	C	SWAMP	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							

REVIEW DATE 10/09/2023 BY JB Total Acres: 5.00 Total Land Value: 15,200 Market: 0 Agricultural: 0 Common: 15,200 PRINTED 11/17/2026 BY SYS