

LOT 6 GATEWAY MOBILE HOME ESTATE  
 OF NW1/4, E 896.29 FT TO W R/W P  
 530.04 FT FOR POB, W 146.67 FT,

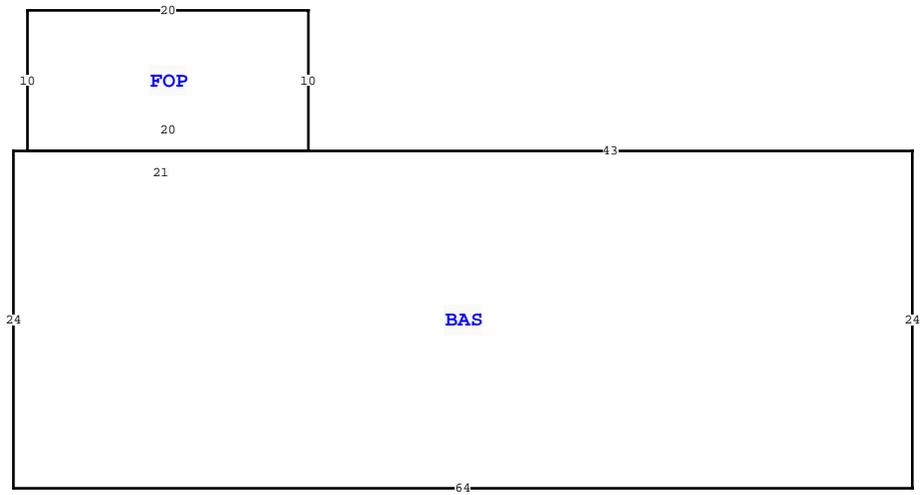
HITT THOMAS ALVIN  
 280 SW MARCH DR  
 LAKE CITY, FL 32024

**2026**

04-4S-16-02772-026  


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
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	1,536	100		1,536	34,609
FOP	200	35		70	1,577
TOTALS	1,736			1,606	36,186

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%	- 2016		Heated Area: 1536					HX Base Yr 2016	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			36,186
TOTAL MARKET OB/XF VALUE			11,616
TOTAL LAND VALUE - MARKET			12,745
TOTAL MARKET VALUE			60,547
SOH/AGL Deduction			27,562
ASSESSED VALUE			32,985
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			7,985
TOTAL JUST VALUE			60,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,547
XFOB:1:1:	BREGA MH		
SALE:1:1:	LOT 6 GATEWAY MOBILE HOME ESTATES		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11440	M H	125	07/24/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/2211	8/07/2002	WD	Q	I	01	100
GRANTOR: CORA CABINO (RETAINS)						
GRANTEE: THOMAS A HITT AS RE						
0718/0297	4/03/1990	WD	Q	V		10,500
GRANTOR: THOMAS HUFF						
GRANTEE: CORA CABINO						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPOT UF	0	100	12	12			144.00	UT	3.00		3	50	216	
2	0294	SHED WOOD/	0	100	12	12			1.00	UT	0.00		3	100	200	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00		3	100	7,000	
4	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00		3	100	1,200	
5	9947	Septic	0	100	0	0			1.00	UT	3,000.00		3	100	3,000	

TOTAL OB/XF											
11,616											

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		00	0.00	0.00	0.86	AC		1.00	1.00	1.14	13,000.00	14,820.00	12,745							