THE S 199 FT OF THE W 334.81 FT OF SE1/4 OF NW1/4.

COLEMAN CRYSTAL
1379 SW ZESTY CIR
LAKE CITY, FL 32025

2027

04-4S-16-02772-054

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	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

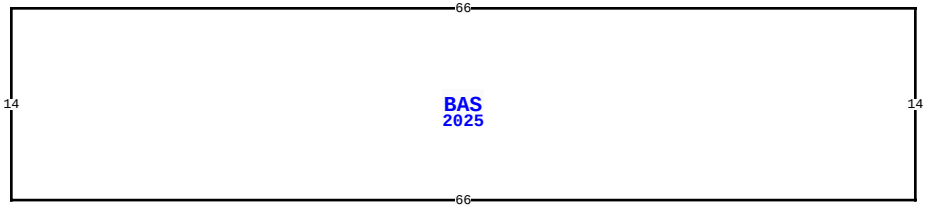
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	10,218
TOTALS	924			924	10,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	92.1500	55.29	51,088	1992	1992	0	0	20	60.00	20.00

1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



291 SW MAGICAL TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/19/2022 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	288.00	UT	18.00	18.00	100	2025	2024		100	5,184	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,218
TOTAL MARKET OB/XF VALUE	12,184
TOTAL LAND VALUE - MARKET	22,950
TOTAL MARKET VALUE	45,352
SOH/AGL Deduction	0
ASSESSED VALUE	45,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,352
TOTAL JUST VALUE	45,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,352

BLDG:1:1: MAGNOLIA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047131	Mobile Home		05/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1558/2460	1/22/2026	WD	Q	I	01	50,000
GRANTOR: MURPHY GERALD						
GRANTEE: COLEMAN CRYSTAL						
1484/1378	2/10/2023	WD	Q	I	01	50,000
GRANTOR: NGAI WAN BING						
GRANTEE: MURPHY GERALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,15] E66 S14 W66 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,184

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		A-1	0.00	0.00	1.53	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,950							

REVIEW DATE 07/28/2026 BY TP Total Acres: 1.53 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 11/17/2026 BY SYS