LOT 3 CARTER PLACE S/D (UNR) DES
COR OF NW1/4 OF NW1/4, N 9.28 FT
LOT 2 CARTERS PLACE, E 360.32 FT

RODGERS SEAN/MESHEW KANDEE
471 NW IVY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-043

BUILDING CHARACTERISTICS

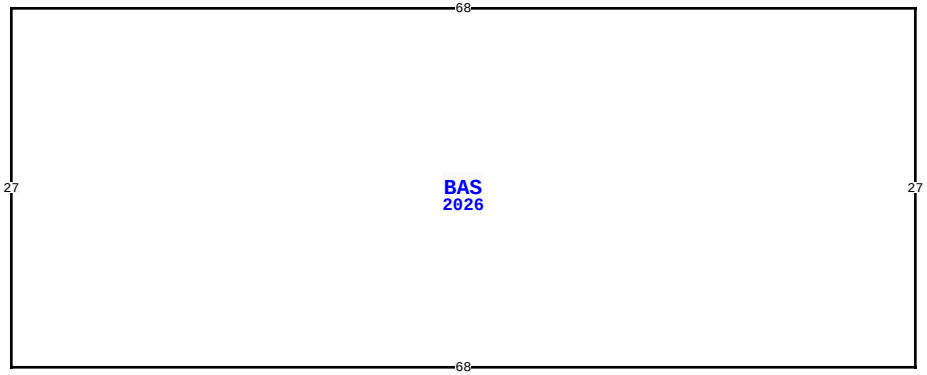
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
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 03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2026	1,836	189,086
TOTALS	1,836			1,836	189,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,836	113.0000	105.09	192,945	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 0% - 2026 Heated Area: 1836 HX Base Yr



471 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,086
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,180
TOTAL MARKET VALUE	214,266
SOH/AGL Deduction	0
ASSESSED VALUE	214,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,266
TOTAL JUST VALUE	214,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053589	Mobile Home		07/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2696	3/12/2026	WD	Q	I	01	245,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: RODGERS SEAN						
1517/1119	6/18/2024	WD	Q	V	01	99,000
GRANTOR: BASS ERNEST L						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,16] E68 S27 W68 N27 $
.

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	2026	2025		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					1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 05/29/2026 BY TP Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS