

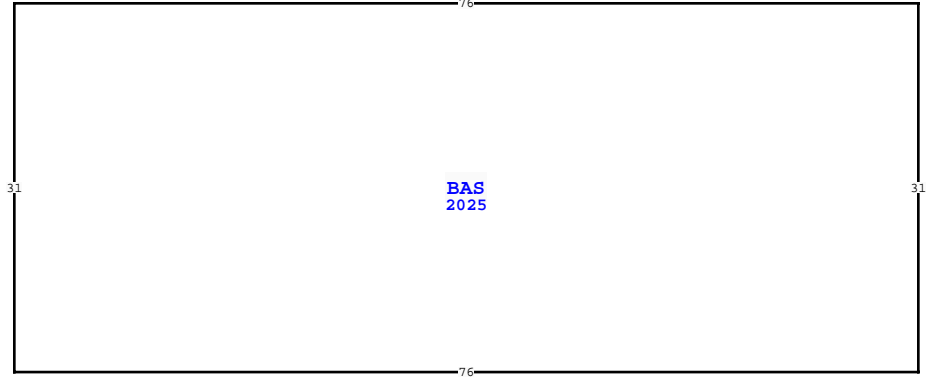
COMM AT THE NE COR OF SE1/4 OF N
 FT, W 626.35 FT TO POB, S 772.05
 FT, N 772.05 FT, E 372.19 FT TO

VERAS JOHANNA/MADRIGAL JOSE LUIS CABRERA
 190 SE ATKINSON GLN
 LAKE CITY, FL 32025

2026

05-4S-16-02773-009


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	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	01
NEIGHBORHOOD/LOC	5416.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2025
TOTALS	2,356		2025
TOTALS			2,356
TOTALS			260,903

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	0%	- 2025	Heated Area: 2356		HX Base Yr						
													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	04/22/2026
INC DATE												AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,903
TOTAL MARKET OB/XF VALUE			12,700
TOTAL LAND VALUE - MARKET			50,800
TOTAL MARKET VALUE			324,403
SOH/AGL Deduction			0
ASSESSED VALUE			324,403
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			324,403
TOTAL JUST VALUE			324,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,181
XFOB:1:1: CHARM M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050651	Mobile Home		08/26/2024
000050074	Right-of-Way Acce		06/07/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2338	7/22/2024	WD	U	I	11	100
GRANTOR: VERAS JOHANNA						
GRANTEE: VERAS JOHANNA						
1512/2035	4/15/2024	WD	Q	V	01	93,000
GRANTOR: GRIFFIN JEFFREY SCOTT						
GRANTEE: BARRAGAN JOSE ANTON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00

TOTAL OB/XF																								
12,700																								
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	0		RSF/MR	80.00	355.00	6.35	AC		1.00	1.00	1.00	8,000.00	8,000.00	50,800							

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=13,16] E76 S31 W76 N31 \$			