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

2027

05-4S-16-02773-009

BUILDING CHARACTERISTICS

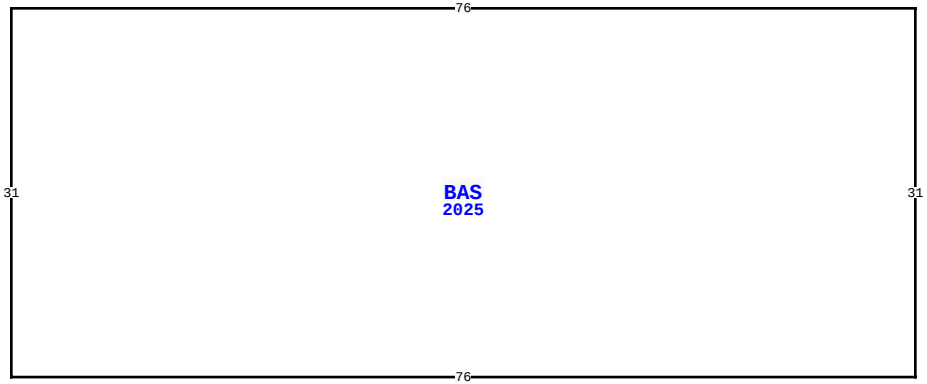
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2025	2,356	258,295
TOTALS	2,356			2,356	258,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	113.0000	111.87	263,566	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 2356 HX Base Yr



175 SW HARLOWE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	258,295
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	50,800
TOTAL MARKET VALUE	321,795
SOH/AGL Deduction	0
ASSESSED VALUE	321,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,795
TOTAL JUST VALUE	321,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,403

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,16] E76 S31 W76 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,700

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		RSF/MH	80.00	355.00	6.35	AC		1.00	1.00	1.00	8,000.00	8,000.00	50,800							

REVIEW DATE 11/21/2024 BY TP Total Acres: 6.35 Total Land Value: 50,800 Market: 0 Agricultural: 0 Common: 50,800 PRINTED 11/17/2026 BY SYS