N 132.55 FT OF W 333.16 FT OF SE RD R/W (AKA PRCL #8) & S 132.55 FT OF NE1/4 OF NE1/4 EX RD R/W (

MOBLEY SALLY JANE/MOBLEY CLARENCE J
294 SW VISTA TER
LAKE CITY, FL 32024

**2027**

**05-4S-16-02773-023**

## BUILDING CHARACTERISTICS

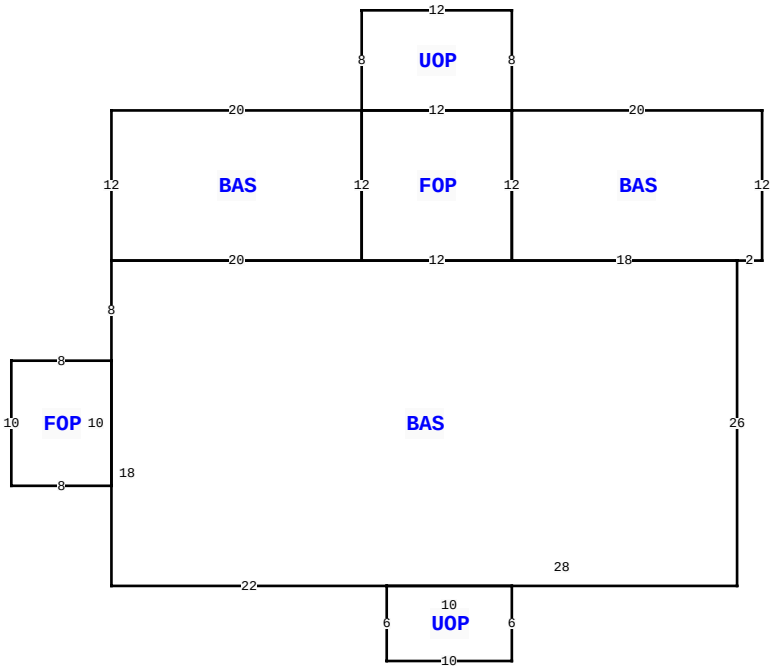
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 01 |
| NEIGHBORHOOD/LOC | 5416.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 4,801 |
| BAS | 240 | 100 | | 240 | 4,801 |
| BAS | 1,300 | 100 | | 1,300 | 26,005 |
| FOP | 80 | 35 | | 28 | 560 |
| FOP | 144 | 35 | | 50 | 1,000 |
| UOP | 60 | 25 | | 15 | 300 |
| UOP | 96 | 25 | | 24 | 480 |
| TOTALS | 2,160 | | | 1,897 | 37,948 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,897 | 83.3490 | 50.01 | 94,869 | 1980 | 1980 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 0 Heated Area: 1780 HX Base Yr




294 SW VISTA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 850 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 16 | 14 | 224.00 | UT | 3.00 | 3.00 | 100 | 1994 | 1994 | 3 | 100 | 672 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 50 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 37,948 |
| TOTAL MARKET OB/XF VALUE | | 10,972 |
| TOTAL LAND VALUE - MARKET | | 34,400 |
| TOTAL MARKET VALUE | | 83,320 |
| SOH/AGL Deduction | | 39,118 |
| ASSESSED VALUE | | 44,202 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 19,202 |
| TOTAL JUST VALUE | | 83,320 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 83,320 |

XFOB:1:1: MAGNOLIA M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048911 | Roof Replacement | 20,000 | 12/26/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1351/1371 | 1/12/2018 | LE | U | I | 14 | 100 |

GRANTOR: SALLY JANE & CLARENCE

GRANTEE: DANIEL LANE,SALLY S

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= E2 N12 W20 S12 E18$ BAS= W18 FOP= N12 UOP= N8 W12 S8 E12$ W12 S12 E12$ W12 BAS= N12 W20 S12 E20$ W20 S8 FOP= W8 S10E8 N10$ S18 E22 UOP= S6 E10 N6 W10$ E28 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 10,972

| 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 | 0102 | C | SFR/MH | 100 | | RSF/MH | 165.00 | 283.00 | 1.72 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 34,400 | | | | | | | |

REVIEW DATE 04/23/2024 BY JS Total Acres: 1.72 Total Land Value: 34,400 Market: 0 Agricultural: 0 Common: 34,400 PRINTED 11/17/2026 BY SYS