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

2026

05-4S-16-02773-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

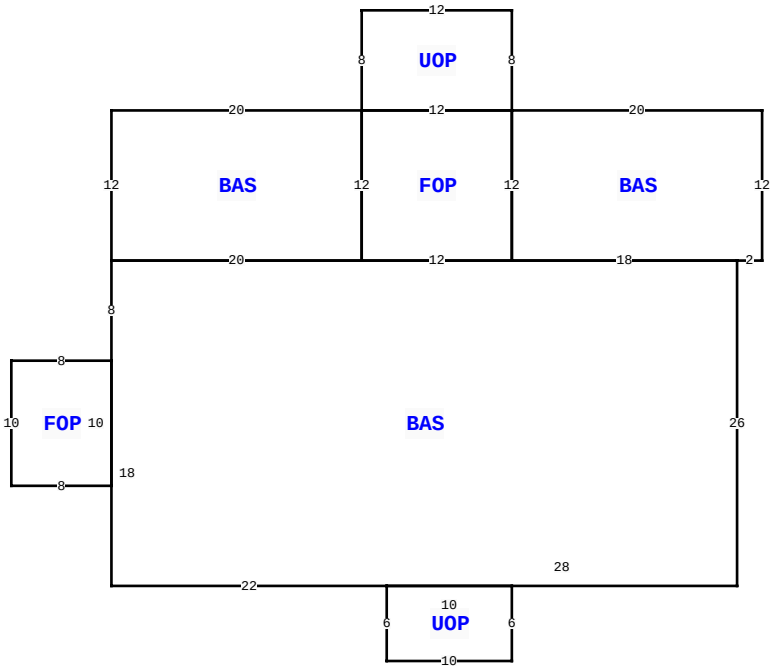
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	04/07/2025 MLU
INC DATE		AG DATE	

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		30,960
TOTAL MARKET VALUE		79,880
SOH/AGL Deduction		36,965
ASSESSED VALUE		42,915
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,915
TOTAL JUST VALUE		79,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,880

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$.

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	

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	265.00	283.00	1.72	AC		1.00	1.00	1.00	18,000.00	18,000.00	30,960							

REVIEW DATE 04/23/2024 BY JS Total Acres: 1.72 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 03/24/2026 BY SYS