SW1/4 OF SE1/4 OF NE1/4 OF NE1/4
#21) & S1/2 OF E1/2 OF SW1/4 OF
(AKA PRCL #20-B).

HORNE MELISSA/HORNE SHAUN K
327 SW VISTA TER
LAKE CITY, FL 32024

2027

05-4S-16-02773-026

BUILDING CHARACTERISTICS

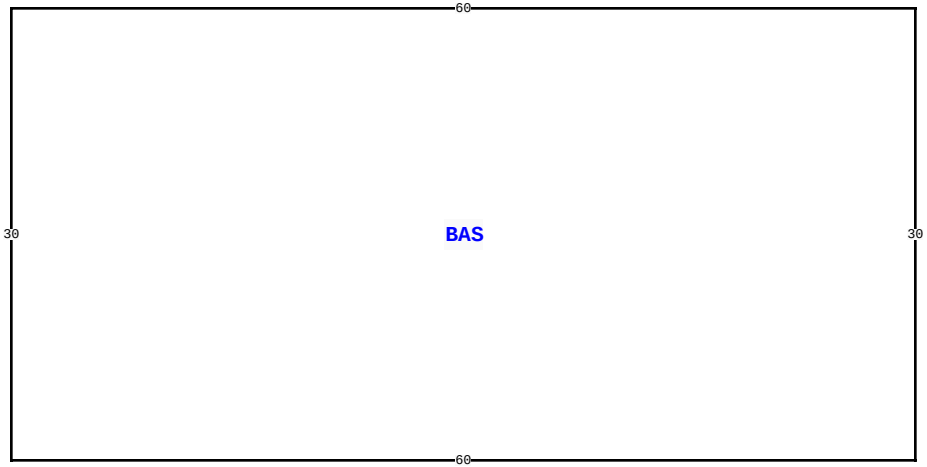
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,800	100		1,800	163,980
TOTALS	1,800			1,800	163,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	105.93	190,674	2018	2018	0	0	0	14.00	86.00

3 MANUF 1 100% - 2020 Heated Area: 1800 HX Base Yr 2020



307 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,980
TOTAL MARKET OB/XF VALUE		4,160
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		228,140
SOH/AGL Deduction		90,794
ASSESSED VALUE		137,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,935
TOTAL JUST VALUE		228,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36566	M H	582	04/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0390	1/25/2018	WD	U	V	11	100
GRANTOR: GEORGE L & MARQUITA R						
GRANTEE: MELISSA J & SHAUN K						
1278/0142	6/26/2014	WD	U	I	11	100
GRANTOR: PENNE REED & HOLLY RO						
GRANTEE: GEORGE & MARQUITA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0294	SHED WOOD/	0	100	10	16	160.00	UT	5.00	5.00	20	1993	1993	3	20	160	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	100		RSF/MH	330.00	660.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 09/27/2023 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS