

COMM NE COR OF NE1/4 OF SW1/4, R
845.81 FT FOR POB, CONT S 100.02
FT, NW 103.20 FT, E 253.45 FT TO

LEGACY MANAGEMENT LLC
1886 SW BIRLEY AVE
LAKE CITY, FL 32024

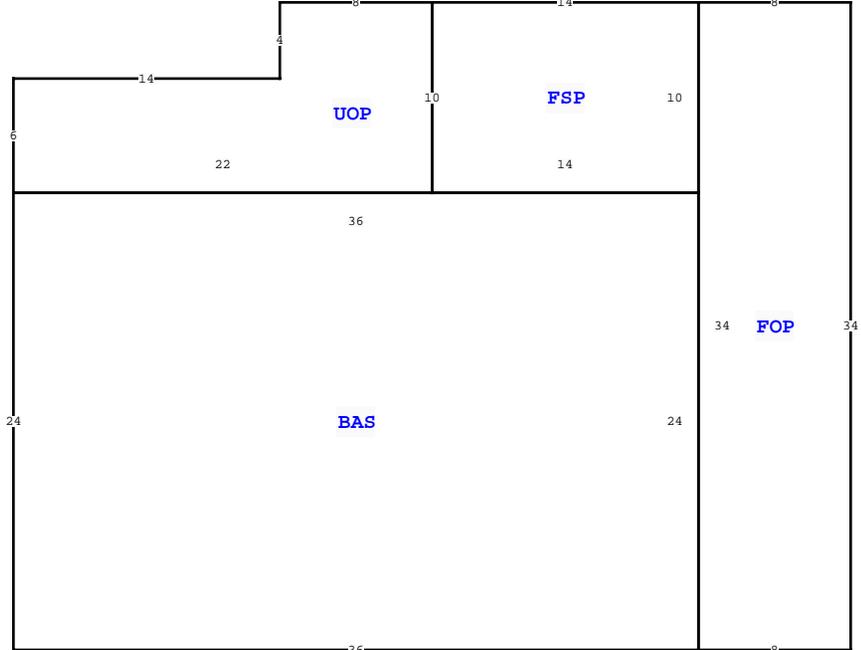
2026

05-4S-16-02780-024



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	
FOP	272	35	
FSP	140	40	
UOP	164	25	
TOTALS	1,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,056	93.6000	87.98	92,907	1997	1997	0	0	45.00	55.00
1 MANUF 1 0% - 2024 Heated Area: 864 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	51,099		
TOTAL MARKET OB/XF VALUE	9,280		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	86,379		
SOH/AGL Deduction	0		
ASSESSED VALUE	86,379		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	86,379		
TOTAL JUST VALUE	86,379		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	86,379		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12411	M H	125	04/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1249	2/03/2023	WD U	I	I	37	30,000
GRANTOR: ALLEN FRANKI AKA FRAN						
GRANTEE: LEGACY MANAGEMENT L						
1481/1482	12/19/2022	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (NEWTO)						
GRANTEE: ALLEN FRANKI AKA FR						

EXTRA FEATURES															
L N	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	0	10	16		14.00	75	1997	1997	3	75	1,680	
2	0166	CONC, PAVMT	0	0	0	0		0.00	100	2014	2014	3	100	600	
3	9945	Well/Sept	0	0	0	0		7,000.00	100			3	100	7,000	

TOTAL OB/XF												9,280			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
				04/08/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W36 S24 E36 FOP= E8 N34 W8 S34\$ N24 FSP= N10 W14 UOP= W8 S4 W14 S6 E22 N10\$ S10 E14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							