S1/2 OF SW1/4 OF SW1/4 OF NE1/4.
631-110, 654-697, 665-496, 743-1

PRINCIPAL PARTNERS GROUP LLC
11528 W STATE ROAD 84 STE 1061
FORT LAUDERDALE, FL 33325

2027

06-5S-16-03477-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

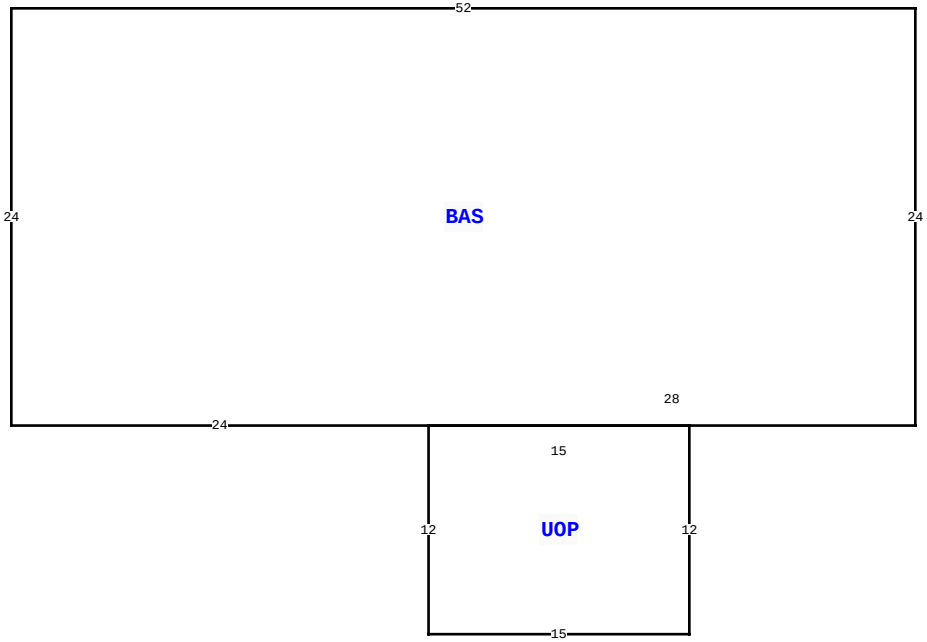
NEIGHBORHOOD/LOC 6516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	25,314
UOP	180	25		45	913
TOTALS	1,428			1,293	26,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,293	84.5100	50.71	65,568	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



472 SW BARRS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,227
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	99,427
SOH/AGL Deduction	16,036
ASSESSED VALUE	83,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,391
TOTAL JUST VALUE	99,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,427

PRMT:1:1: 1986

XFOB:1:1: SEVI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045887	Electrical Servic	0	11/09/2022
7100	M H	60	04/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/1522	9/05/2017	WD	U	I	11	100
GRANTOR: RYAN & JENNIFER ANN C						
GRANTEE: PRINCIPAL PARTNERS						
1197/2399	5/14/2010	WD	Q	I	01	75,000
GRANTOR: AMBROSIA INVESTMENTS						
GRANTEE: RYAN CONLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E24 UOP= S12 E15 N12 W15$ E28 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 08/13/2019 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS