

THE S 441.94 FT OF W 580 FT OF S
OF SE1/4 EX RD R/W & EX .26 AC D
ORB 1272-1030 FOR ADD'L R/W FOR

ROSARIO GREG/ROSARIO CHERYL
609 SW BRIM ST
LAKE CITY, FL 32024

2026

07-4S-16-02808-000



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	01	MINIMUM	100		
Roof Structur	02	SHED	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	08	SHT VINYL	100		
Air Condition	01	NONE	100		
Heating Type	01	NONE	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	01	01			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	7416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	18,542
FOP	144	35		50	690
UOP	180	25		45	621
USP	256	35		90	1,242
TOTALS	1,924			1,529	21,094

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2019								
Heated Area: 1344						HX Base Yr 2019					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				21,094		
TOTAL MARKET OB/XF VALUE				17,700		
TOTAL LAND VALUE - MARKET				64,800		
TOTAL MARKET VALUE				103,594		
SOH/AGL Deduction				45,918		
ASSESSED VALUE				57,676		
TOTAL EXEMPTION VALUE				HX HB 32,676		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				103,594		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				97,191		
XFOB:1:1: MONTEBELLO MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
40825	M H	0	10/30/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0420	8/17/2018	WD	U	I	11	100
GRANTOR: GERALD C & ROBERTA M						
GRANTEE: GREG & CHERYL ROSAR						
1269/1185	2/06/2014	WD	U	I	37	30,000
GRANTOR: LYNNE M EBERHARDT						
GRANTEE: GERALD C & ROBERTA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W11 USP= N8 W32 S8 E32\$ W45 S24 E33 FOP= S8 UOP= S10 E18 N10 W18\$ E18 N8 W18\$ E23 N24\$.						

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	0296	SHED METAL	0	100	8	10			5.00	50	1993	1993	3	50	200	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100		3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0			0.00	100	2019	2019	3	100	500	
5	9947	Septic	0	100	0	0			3,000.00	3,000.00	100		3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0			0.00	100	2019	2019	3	100	200	
7	0040	BARN,POLE	0	100	0	0			0.00	100	2020	2020	3	100	1,500	
8	0296	SHED METAL	0	100	0	0			5,000.00	5,000.00	100	2025	2024	100	5,000	

TOTAL OB/XF												17,700												
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	100		A-1	0.00	0.00	5.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	64,800							

REVIEW DATE 02/12/2024 BY JB																								
Total Acres: 5.40					Total Land Value: 64,800					Market: 0					Agricultural: 0					Common: 64,800				