LOT 2 SOUTH COLUMBIA ACRES S/D
825-212, DC 1102-1246, WD 1102-1

ARMAS EDUARDO JR/ARMAS LISET
736 SW TAMARAC LOOP
LAKE CITY, FL 32024

2027

07-5S-16-03487-004

BUILDING CHARACTERISTICS

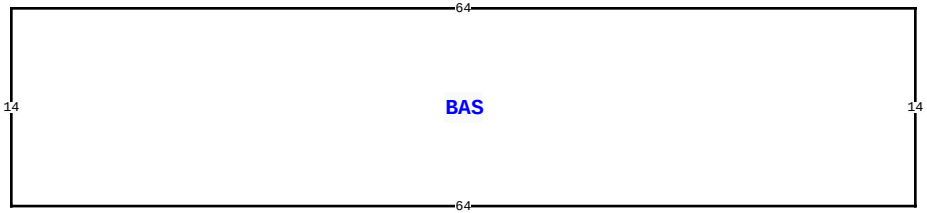
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	21,289
TOTALS	896			896	21,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	99.0000	59.40	53,222	1981	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



595 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	400.00	400.00	75	2006	2006	3	75	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,289
TOTAL MARKET OB/XF VALUE	7,650
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	46,939
SOH/AGL Deduction	3,460
ASSESSED VALUE	43,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,479
TOTAL JUST VALUE	46,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20595	M H	125	04/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0704	5/11/2007	WD	Q	I		55,000
GRANTOR: RODNEY G & PATRICIA A						
GRANTEE: EDUARDO JR & LISET						
1102/1236	11/10/2006	WD	Q	I		30,000
GRANTOR: ELIZABETH NEDELL						
GRANTEE: RODNEY G & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,650

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/21/2019 BY BC Total Acres: 1.19 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS