

COMM AT SW COR OF SEC, E ALONG S
TO POB, N 660 FT, E 660 FT, S 66
TO POB.

PEREGRINO JOHN/SOUZA LILLIAN T
943 SW TOMPKINS ST
LAKE CITY, FL 32024

2026

09-4S-16-02823-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	9416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,480	100	2026
TOTALS	2,480		2,480
			306,230

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	-	2026						
Heated Area: 2480						HX Base Yr 2026					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>											
BLD DATE			XF DATE			LGL DATE			LAND DATE		
						04/09/2025			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			306,230
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			396,230
SOH/AGL Deduction			0
ASSESSED VALUE			396,230
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			344,819
TOTAL JUST VALUE			396,230
NCON VALUE			306,230
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051433	Mobile Home		11/07/2024
000050626	Right-of-Way Acce		08/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/624	6/27/2024	WD	Q	V	01	80,000
GRANTOR: BRANNAKA CHARLES D						
GRANTEE: PEREGRINO JOHN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

BUILDING NOTES											
BAS=[YR=2026;ORIG=13,12] E80 S31 W80 N31 \$											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=13,12] E80 S31 W80 N31 \$											

LAND DESCRIPTION												TOTAL OB/XF												0
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							