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

**2027**

**09-4S-16-02823-005**

## BUILDING CHARACTERISTICS

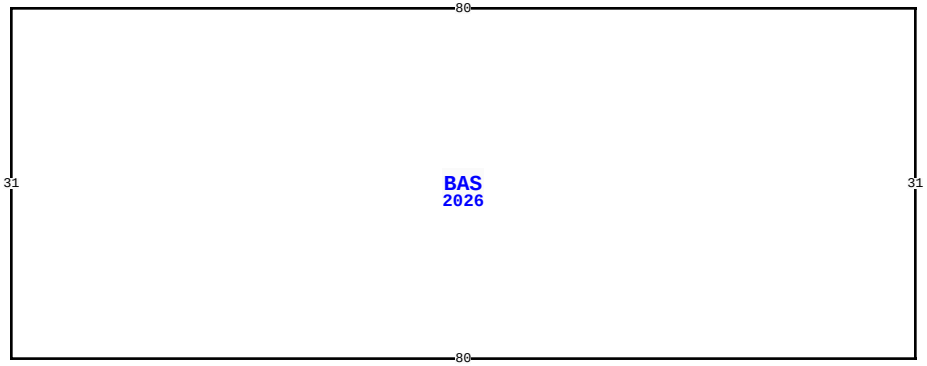
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,480 | 100 | 2026 | 2,480 | 266,712 |
| TOTALS | 2,480 | | | 2,480 | 266,712 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,480 | 118.0000 | 109.74 | 272,155 | 2025 | 2025 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 1 100% - 2026 Heated Area: 2480 HX Base Yr 2026




943 SW TOMPKINS ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF 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 | | 266,712 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 356,712 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 356,712 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 305,301 |
| TOTAL JUST VALUE | | 356,712 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 381,648 |

| 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

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 100 | | | | | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 90,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/21/2026 BY robin Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS