LOT 8 BLOCK A HIGH HAMMOCK.

930-325, WD 1160-953, WD 1173-19

ARMSTRONG MONTANA J
283 SE CHARMONT LN
LAKE CITY, FL 32025

2027

09-4S-17-08301-108

BUILDING CHARACTERISTICS

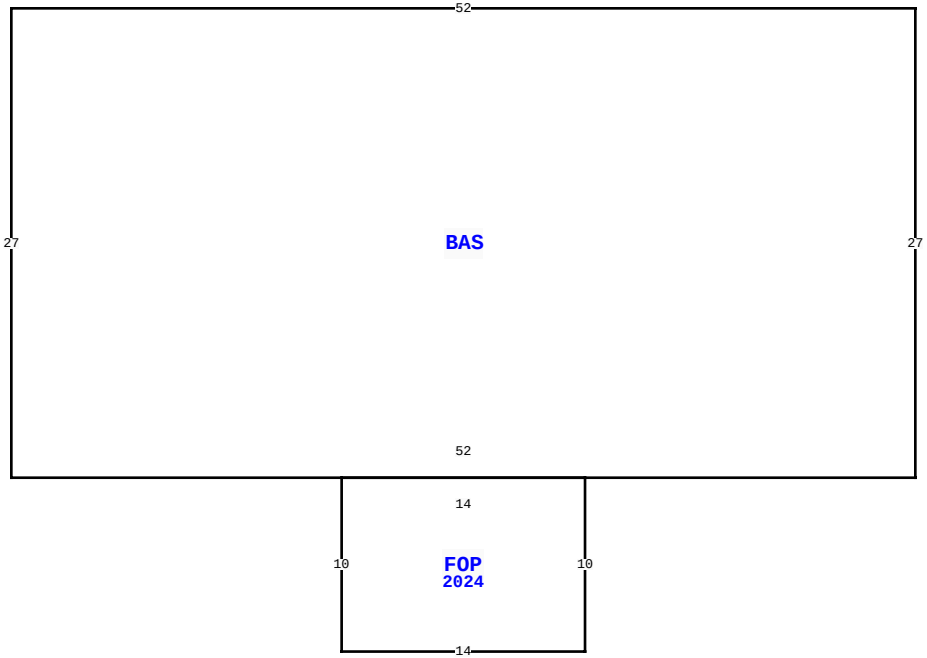
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	83,660
FOP	140	35	2024	49	2,920
TOTALS	1,544			1,453	86,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,453	116.5000	108.34	157,418	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1404 HX Base Yr 2024



283 SE CHARMONT LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		86,580
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		112,880
SOH/AGL Deduction		437
ASSESSED VALUE		112,443
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,032
TOTAL JUST VALUE		112,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18509	M H	125	07/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1933	9/27/2023	WD	Q	I	01	129,900
GRANTOR: MURACO GARY SR						
GRANTEE: ARMSTRONG MONTANA J						
1462/1475	3/18/2022	WD	Q	I	01	118,400
GRANTOR: ARDON LUIS S						
GRANTEE: MURACO GARY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S27 E52 N27 $
FOP=[YR=2024;ORIG=-33,27] E14 S10 W14 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/25/2023 BY TP Total Acres: 0.74 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS