

BEG SW COR OF SE1/4 OF SW1/4, N
TO W R/W OF A CO RD, S 17 DEG E
118.68 FT TO A PT OF A CURVE, SE

KOVALENKO VALENTIN/KOVALENKO BROOKE
458 SHANNA ISLE CT
JACKSONVILLE, FL 32225

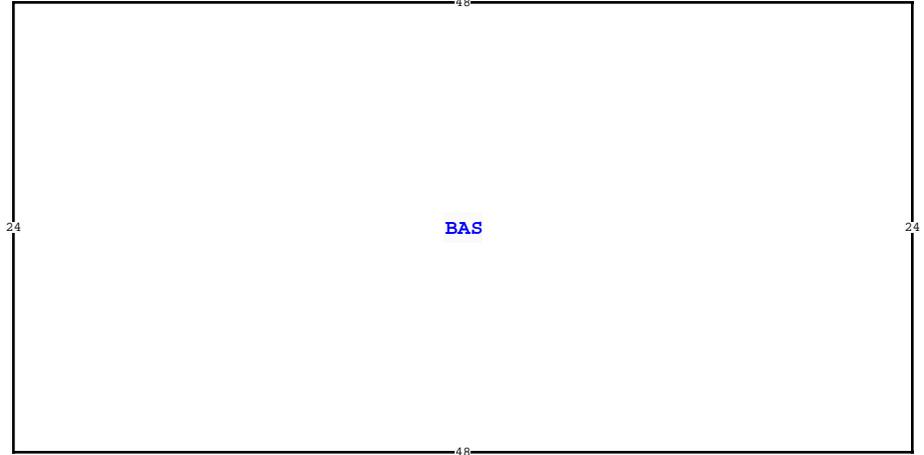
2026

10-3S-18-10268-999



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1318.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		84,749

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,152	117.9000	113.18	130,383	1996	2010		0	0	35.00	65.00
1 MANUF 1			0% - 0	Heated Area: 1152				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		84,749	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		1,830	
TOTAL MARKET VALUE		93,579	
SOH/AGL Deduction		4,872	
ASSESSED VALUE		88,707	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		88,707	
TOTAL JUST VALUE		93,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18120	M H	125	04/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/2598	12/05/2018	WD	Q	I	01	50,000
GRANTOR: JAVIER CHIPI						
GRANTEE: VALENTIN & BROOKE K						
1362/2581	6/20/2018	WD	Q	I	01	22,500
GRANTOR: JOHN E JR & GLORIA D						
GRANTEE: JAVIER CHIPI						

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	9945	Well/Sept	0	0	0	0	1.00	7,000.00	7,000.00	100			3	100	7,000

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
3614 NE MOUNT CARRIE RD, LAKE CITY			

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S24 E48 N24\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	0		A-1	0.00	0.00	0.48	AC		1.00	1.00	0.98	3,900.00	3,812.25	1,830							