

COMM NE COR OF SE1/4 OF SW1/4, W
312.91 FT, W 464.85 FT FOR POB,
W LINE OF OF SE1/4 OF SW1/4, N 3

REINA AMAURY/REINA NORMA
730 SW PRAIRIE ST
LAKE CITY, FL 32024

2026

10-4S-16-02856-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	10416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2024
TOTALS	1,296		117,373

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2024	Heated Area: 1296		HX Base Yr 2024				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>											
TOTALS	1,296		1,296	117,373							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,373
TOTAL MARKET OB/XF VALUE			18,600
TOTAL LAND VALUE - MARKET			18,090
TOTAL MARKET VALUE			154,063
SOH/AGL Deduction			469
ASSESSED VALUE			153,594
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			102,183
TOTAL JUST VALUE			154,063
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045883	Mobile Home		11/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/938	1/11/2024	WD	U	I	11	100
GRANTOR: GOODSON MARK S						
GRANTEE: REINA AMAURY						
1472/2211	8/02/2022	WD	Q	V	01	70,000
GRANTOR: NORRIS MELVA						
GRANTEE: GOODSON MARK S						

EXTRA FEATURES		730 SW PRAIRIE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0296	SHED METAL	800.00
3	0169	FENCE/WOOD	1,000.00
4	0040	BARN, POLE	6,500.00
5	0260	PAVEMENT-A	2,800.00
6	0166	CONC, PAVMT	500.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=19,13] E48 S27 W48 N27 \$	

LAND DESCRIPTION		TOTAL OB/XF												18,600										
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	100		RSF/MH	0.00	0.00	2.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,090							