COMM NE COR OF SE1/4 OF SW1/4, W
220 FT FOR POB, CONT S 92.81 FT,
N 308.88 FT TO N LINE OF SE1/4 O

SUAREZ ADIANE
676 SW PRAIRIE ST
LAKE CITY, FL 32024

2027

10-4S-16-02856-002

BUILDING CHARACTERISTICS

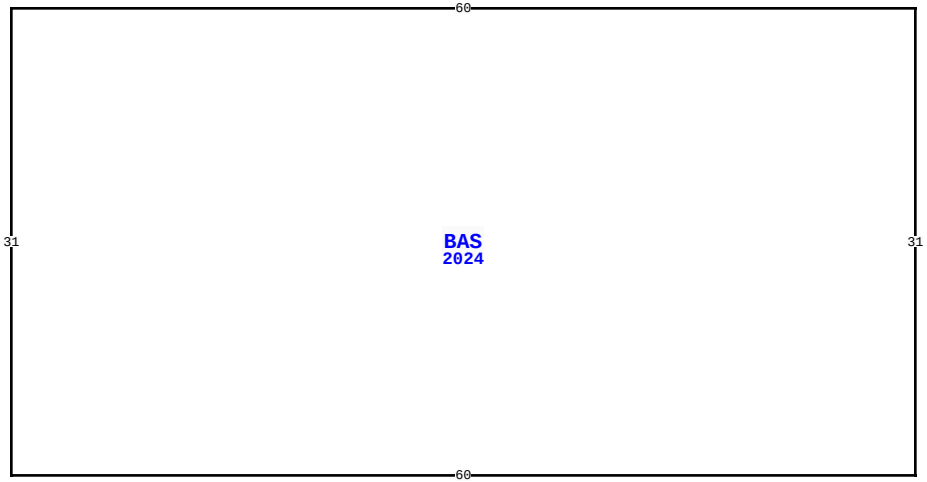
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	157,615
TOTALS	1,860			1,860	157,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	01	1,860	97.0000	93.12	173,203	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2027 Heated Area: 1860 HX Base Yr 2027



676 SW PRAIRIE ST, LAKE CITY

BLD DATE		LGL DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	4,250.00	4,250.00	100	2024	2023		100	4,250	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2027	2026		100	3,600	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,615
TOTAL MARKET OB/XF VALUE		18,350
TOTAL LAND VALUE - MARKET		19,890
TOTAL MARKET VALUE		195,855
SOH/AGL Deduction		0
ASSESSED VALUE		195,855
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		139,444
TOTAL JUST VALUE		195,855
NCON VALUE		6,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046395	Mobile Home		01/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2262	4/21/2026	WD	Q	I	01	255,000
GRANTOR: GOODSON MARK						
GRANTEE: SUAREZ ADIANE						
1560/898	2/09/2026	WD	U	I	16	185,000
GRANTOR: BARNER MARK						
GRANTEE: GOODSON MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-53,-9] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,350

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		RSF/MH	0.00	0.00	2.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	19,890							

REVIEW DATE 04/29/2026 BY TP Total Acres: 2.21 Total Land Value: 19,890 Market: 0 Agricultural: 0 Common: 19,890 PRINTED 11/17/2026 BY SYS