LOT 2 BLOCK A TROY PINES S/D.
784-1938, PB 1049-1204-1215, DC

DIXON RONNIE
207 SE ELOISE AVE
LAKE CITY, FL 32025

2027

10-4S-16-02885-002

BUILDING CHARACTERISTICS

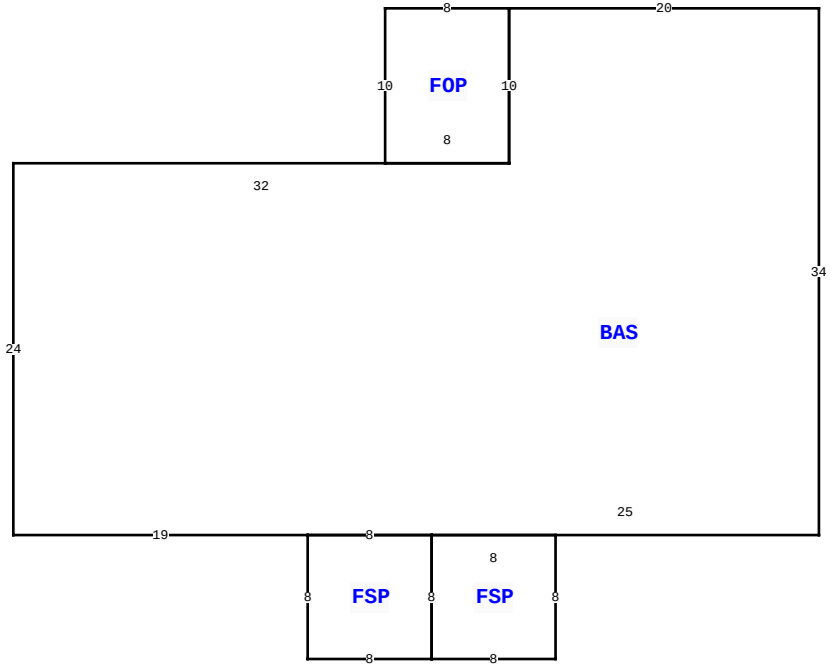
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100		1,448	96,906
FOP	80	35		28	1,874
FSP	64	40		26	1,740
FSP	64	40		26	1,740
TOTALS	1,656			1,528	102,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,528	128.7000	102.96	157,323	1969	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1448 HX Base Yr



152 SW OCALA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,260
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	128,360
SOH/AGL Deduction	0
ASSESSED VALUE	128,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,360
TOTAL JUST VALUE	128,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,641

SALE:1:1: PROBATE CASE #93-412-MARIAN DECEASED 02/

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/627	9/10/2026	WD	Q	I	01	3,000
GRANTOR: RAMIREZ AMANDA LEE						
GRANTEE: DIXON RONNIE						
1545/605	7/17/2025	WD	U	I	41	200,000
GRANTOR: JARAMILLO ALEX						
GRANTEE: RAMIREZ AMANDA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W8 S10 E8 N10$S10 W32 S24 E19 FSP= S8 E8 N8 W8$ E8 FSP= S8E8 N8W8 $ E25 N34$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0		RSF/MH	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/23/2025 BY TP Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS