

LOT 10 BLOCK A TROY PINES S/D.
951-1420, WD 1166-2645, QC 1195-

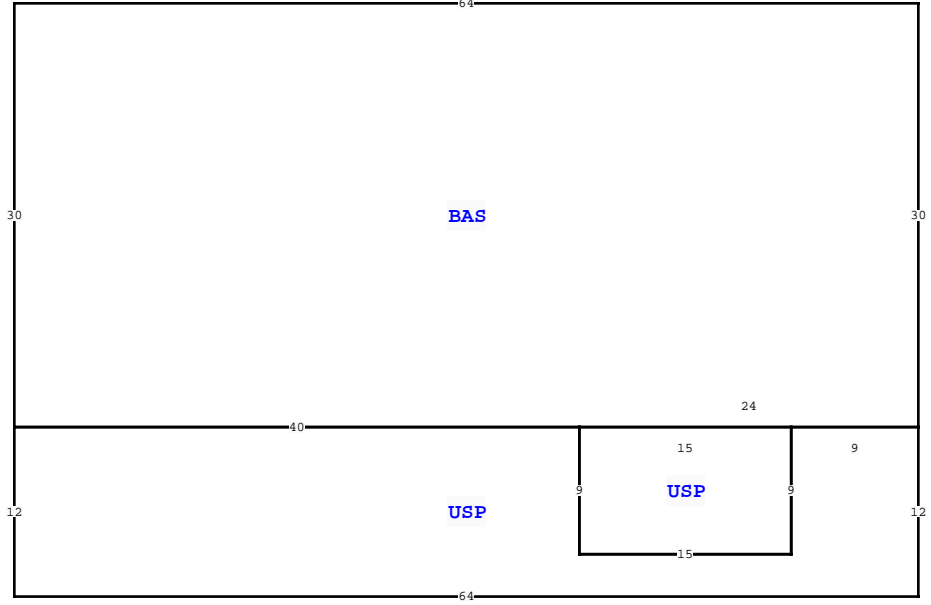
LOSASSO GRACIE MADDOX
303 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02890-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	10416.070 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
USP	135	35	
USP	633	35	
TOTALS	2,688		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2010						
Heated Area: 1920						HX Base Yr 2010					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	142,969	
TOTAL MARKET OB/XF VALUE	28,354	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	189,823	
SOH/AGL Deduction	76,882	
ASSESSED VALUE	112,941	
TOTAL EXEMPTION VALUE	13 HX HB 112,941	
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	189,823	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	199,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28122	M H	375	10/07/2009
21211	M H	125	10/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0871	5/21/2010	QC	U	I	11	100

GRANTOR: GRACIE MADDOX
GRANTEE: VINCENT J OR GRACIE
1166/2645 2/06/2009 WD Q I 01 75,000
GRANTOR: HAROLD & CAROL SCHWAR
GRANTEE: GRACIE MADDOX

EXTRA FEATURES		303 SW SUNRISE WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	1.50
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00
4	0294	SHED WOOD/	0.00
5	0296	SHED METAL	0.00
6	0031	BARN, MT AE	10.00
7	0060	CARPORT F	1.50
8	0080	DECKING	0.00
9	0080	DECKING	0.00
10	0296	SHED METAL	0.00

TOTAL OB/XF															
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	0166	CONC, PAVMT	0	100	11	20	220.00	UT 1.50	80	2003	2003	3	80	264	
2	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	2.00	UT 7,000.00	100			3	100	14,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	100	2007	2007	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	100	2007	2007	3	100	800	
6	0031	BARN, MT AE	0	100	26	30	780.00	UT 10.00	100	2009	2009	3	100	7,800	
7	0060	CARPORT F	0	100	18	20	360.00	UT 1.50	100	2009	2009	3	100	540	
8	0080	DECKING	0	100	0	0	1.00	UT 0.00	100	2014	2014	3	100	200	
9	0080	DECKING	0	100	0	0	1.00	UT 0.00	100	2014	2014	3	100	600	
10	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	100	2014	2014	3	100	50	
TOTALS												24,854			

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	DESCRIPTION
1	0200	C	MBL HM

L N	USE CODE	CLS	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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W64 S30 USP= S12 E64 N12 W9 S9 W15 N9 W40\$ E40 USP= S9E15 N9 W15\$ E24 N30\$.	

