LOT 12 COLUMBIA FARMS S/D.

855-351, 855-390, 926-2948, WD 1

POWE JEREMY A/POWE LATOYA K
6457 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03522-112

BUILDING CHARACTERISTICS

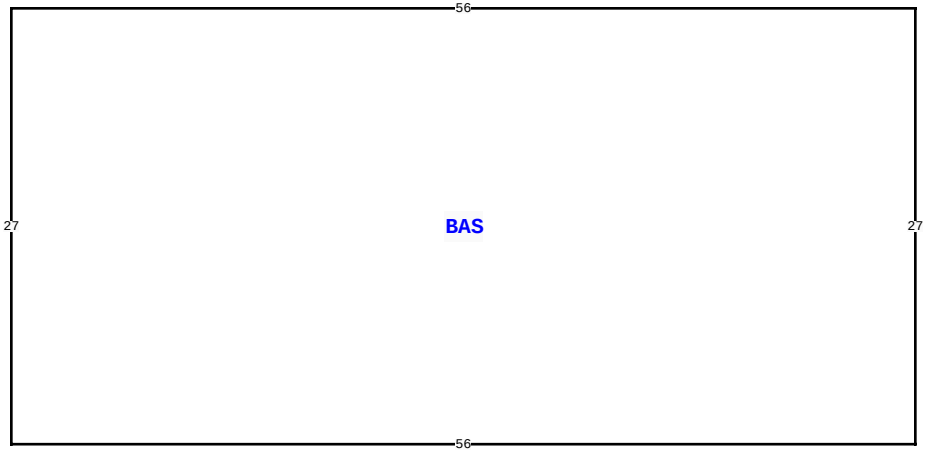
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	137,743
TOTALS	1,512			1,512	137,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	105.93	160,166	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1512 HX Base Yr 2019



6457 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	9945	Well/Sept	0	100	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		137,743
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		44,330
TOTAL MARKET VALUE		189,073
SOH/AGL Deduction		75,504
ASSESSED VALUE		113,569
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,158
TOTAL JUST VALUE		189,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37331	M H	813	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1978	9/13/2018	WD	Q	V	03	39,900
GRANTOR: MARK & BRENDA MAGSTAD						
GRANTEE: JEREMY A & LATOYA K						
1163/2250	12/12/2008	WD	Q	V		50,000
GRANTOR: HUGH & BRENDA SUE KIR						
GRANTEE: MARK & TAMARA MAGST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,330							

REVIEW DATE 09/05/2019 BY BC Total Acres: 4.03 Total Land Value: 44,330 Market: 0 Agricultural: 0 Common: 44,330 PRINTED 11/17/2026 BY SYS