4 AC IN THE NE COR OF SE1/4 OF N
BEG NE COR OF SE1/4 OF NW1/4, W
87.58 FT TO N BOUNDARY OF COLUMB

TUNSIL CASSANDRA YEVON
435 SW WINGATE AVE
LAKE CITY, FL 32024

2027

10-5S-16-03524-000

BUILDING CHARACTERISTICS

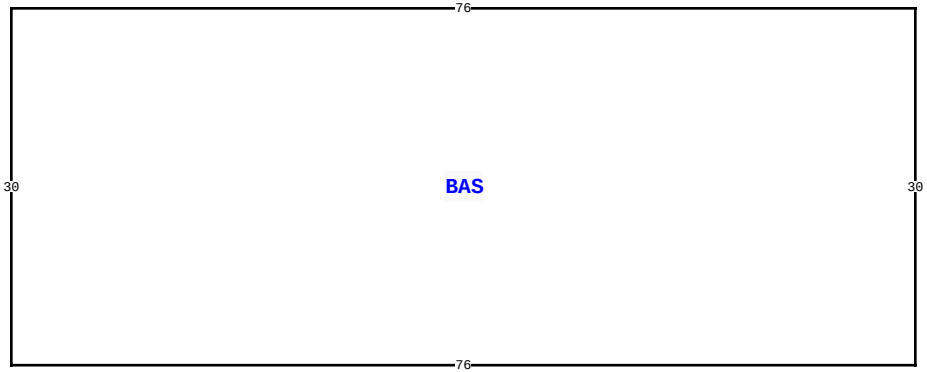
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	164,234
TOTALS	2,280			2,280	164,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2012	2011	0	0	0	32.00	68.00

4 MANUF 1 100% - 2012 Heated Area: 2280 HX Base Yr 2012



435 SW WINGATE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,234
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		35,200
TOTAL MARKET VALUE		210,034
SOH/AGL Deduction		95,064
ASSESSED VALUE		114,970
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,559
TOTAL JUST VALUE		210,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29675	M H	398	09/09/2011
14327	M H	125	07/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/0011	6/02/2011	QC	U	V	11	100
GRANTOR: DIANA G SPICER						
GRANTEE: CASSANDRA YEVON TUN						
1215/2792	6/02/2011	QC	U	V	11	100
GRANTOR: MARIAN SUMPTER SMITH-						
GRANTEE: CASSANDRA YEVON TUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	100		A-1	0.00	0.00	3.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	35,200							

REVIEW DATE 09/04/2019 BY BC Total Acres: 3.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS