LOT 3 SUNNY ACRES S/D UNIT 1. EX THEREOF.

WEBB GREGORY/WEBB PATRICIA
253 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2027

10-5S-16-03525-103

BUILDING CHARACTERISTICS

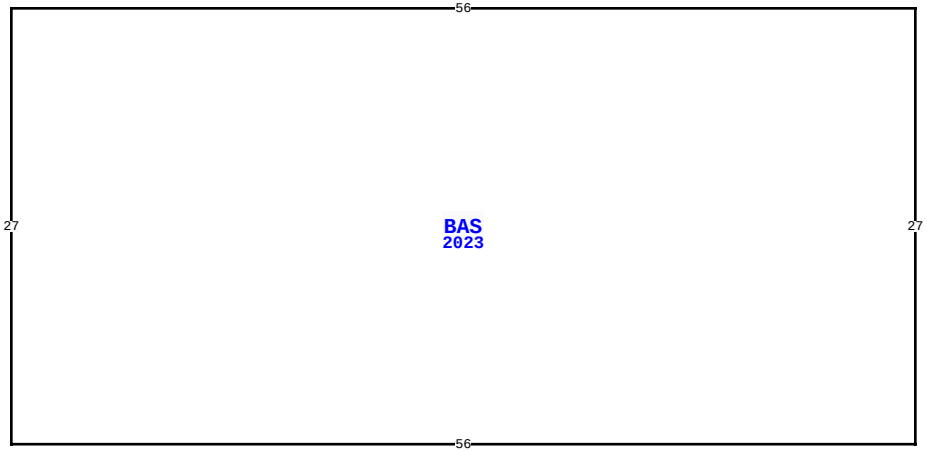
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	10516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	153,834
TOTALS	1,512			1,512	153,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	110.5000	109.40	165,413	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2023 Heated Area: 1512 HX Base Yr 2023



253 SW SUNNY ACRES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,834
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		38,880
TOTAL MARKET VALUE		204,514
SOH/AGL Deduction		95,948
ASSESSED VALUE		108,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,155
TOTAL JUST VALUE		204,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043472	Mobile Home		01/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/343	2/08/2021	WD	Q	V	01	45,000
GRANTOR: CRUZ JOSE A						
GRANTEE: WEBB GREGORY						
1134/0302	10/22/2007	WD	Q	V		72,000
GRANTOR: BARBARA A MEAD						
GRANTEE: JOSE A & MARIA M CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,16] E56 S27 W56 N27 $

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LAND DESCRIPTION

TOTAL OB/XF 11,800

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	2.43	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,880							

REVIEW DATE 02/10/2022 BY JB Total Acres: 2.43 Total Land Value: 38,880 Market: 0 Agricultural: 0 Common: 38,880 PRINTED 11/17/2026 BY SYS