

COMM SE COR OF SW1/4, RUN W
406.63 FT FOR POB, CONT W
462.06 FT, N 535.64 FT TO C/L

LAUGHLIN PERRY M/LAUGHLIN LEANNA L
456 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2026

10-5S-16-03525-214

ELEMENT		CD	CONSTRUCTION
Exterior Wall	32		HARDIE BRD 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	05		DRYWALL 100
Interior Floor	12		HARDWOOD 100
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			2 100
Bathrooms			2 100
Frame	01		NONE 100
Stories			1. 1. 100
Architectural	05		CONV 100
Units			0 100
Condition Adj	02		02 100
Quality		05	05
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	933	100	
FOP	210	30	
UOP	231	20	
TOTALS	1,374		1,042

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	- 2023	Heated Area: 933			HX Base Yr 2023				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				71,807		
TOTAL MARKET OB/XF VALUE				1,200		
TOTAL LAND VALUE - MARKET				47,880		
TOTAL MARKET VALUE				120,887		
SOH/AGL Deduction				11,722		
ASSESSED VALUE				109,165		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				57,754		
TOTAL JUST VALUE				120,887		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				117,838		
LAND:1:1: ONLY ACCESSIBLE BY EASEMENT						
SALE:1:1: 5.70 AC--SALE TOO LOW FOR AREA						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
27717	SFR	425	03/26/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/2243	2/15/2018	WD	U	I	35	59,000
GRANTOR: ROBIN BAKAJ						
GRANTEE: PERRY M & LEANNA L						
1334/2113	4/13/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ROBIN BAKAJ						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W30 S3 W2 S8 E2 S4 E61 N3 E1 N9 W1 N3 FOP= N14 W15 S14 E15\$ W15 UOP= N14 W16 S14 E1 S1 E7 N1 E8\$ W8 S1 W7 N1 W1\$.						

EXTRA FEATURES																	
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE 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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.70	AC		1.00	1.00	0.70	12,000.00	8,400.00	47,880								