LOT 5 BLK A COLUMBIA ESTATES.
669-501, WD 1002-2882, DC 1152-8

CHRISTENSEN FAMILY TRUST DATED MAY 8, 2026
1540 SE COUNTY ROAD 340
MAYO, FL 32066

2027

10-5S-16-03529-105

BUILDING CHARACTERISTICS

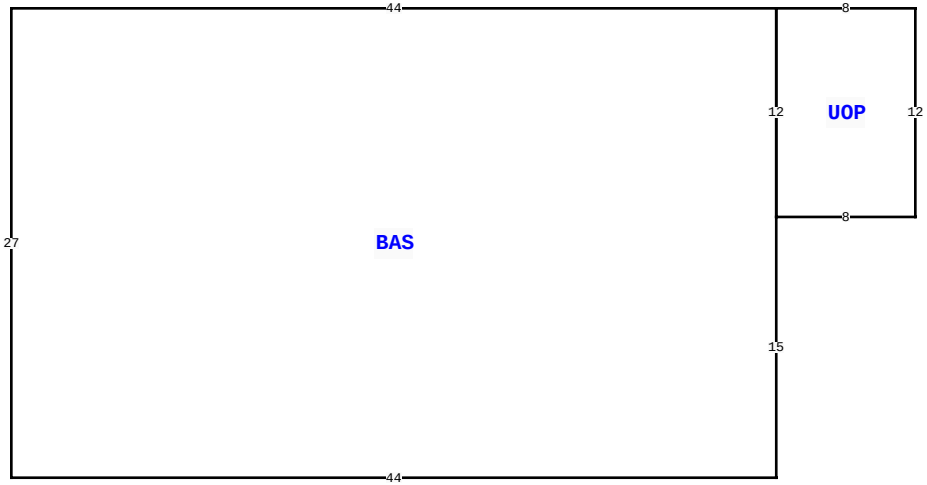
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	71,037
UOP	96	25		24	1,435
TOTALS	1,284			1,212	72,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,212	116.9000	108.72	131,769	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1188 HX Base Yr



439 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,473
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	103,773
SOH/AGL Deduction	0
ASSESSED VALUE	103,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,773
TOTAL JUST VALUE	103,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,553

XFOB:1:1: BRIGIDIER M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1433	5/08/2026	WD	U	I	11	100
GRANTOR: F&P PROPERTIES LLC						
GRANTEE: CHRISTENSEN FAMILY						
1464/1220	4/15/2022	WD	Q	I	01	112,000
GRANTOR: MORISSETTE RICHARD L						
GRANTEE: F&P PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N15 UOP= E8N12 W8 S12$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 09/14/2022 BY CP Total Acres: 1.01 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS