LOT 28 BLOCK A COLUMBIA ESTATES
740-227, 762-2197, 801-2151, 804

SANDERSON CANDIA
205 SW TWIG CT
LAKE CITY, FL 32024

2027

10-5S-16-03529-128

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

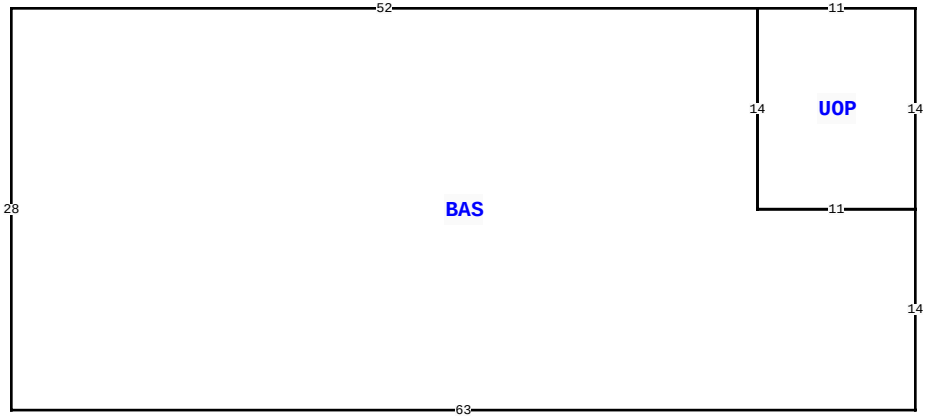
NEIGHBORHOOD/LOC 10516.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100		1,610	44,784
UOP	154	25		38	1,057
TOTALS	1,764			1,648	45,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,648	115.9000	69.54	114,602	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1610 HX Base Yr



205 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,841
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	32,200
TOTAL MARKET VALUE	85,441
SOH/AGL Deduction	0
ASSESSED VALUE	85,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,441
TOTAL JUST VALUE	85,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9656	M H	125	04/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1477	3/13/2025	PB	U	I	18	0
GRANTOR: SANDERSON BRUCE C						
GRANTEE: SANDERSON CANDIA						
0917/0192	12/15/2000	WD	Q	I		58,000
GRANTOR: CHARLES B & JANET BRO						
GRANTEE: BRUCE SANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E63 N14 UOP= N14 W11 S14 E11$ W11 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.40	23,000.00	32,200.00	32,200							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.32 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 11/17/2026 BY SYS