

LOT 2 BLK B COLUMBIA ESTATES.
669-48, 697-402, 717-782, 764-22

MONAHAN MICHELLE R
8455 SW STATE ROAD 47
LAKE CITY, FL 32024

2026

10-5S-16-03529-152

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	1,248	100	
TOTALS	1,248		1,248
			33,588

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MOBILE HME	100% - 2014									
Heated Area: 1248						HX Base Yr 2014					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/16/2026	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			33,588
TOTAL MARKET OB/XF VALUE			9,300
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			65,888
SOH/AGL Deduction			16,229
ASSESSED VALUE			49,659
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			24,659
TOTAL JUST VALUE			65,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,013
SALE:4:2: SALES FOR AREA			
SALE:4:1: SALE WAS FOR LOTS 1 & 2 BLK B AND FAR BE			
SALE:2:1: DEED IN DEFAULT-CLEARING TITLE			
SALE:1:1: LOT 2, BLK B COLUMBIA ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28197	M H	375	11/05/2009
15270	M H	125	03/24/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/1961	3/01/2013	WD	U	I	12	51,400
GRANTOR: 21ST MORTGAGE CORP						
GRANTEE: MICHELLE R MONAHAN						
1240/2091	8/15/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JUDY						
GRANTEE: 21ST MORTGAGE CORP						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0169	FENCE/WOOD	0	100	0	0
2	0294	SHED WOOD/	0	100	0	0
3	9945	Well/Sept	0	100	0	0
4	0263	PRCH,USP	0	100	0	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0.00	100	2014	2014	3	100	300	
0.00	100	2014	2014	3	100	1,200	
7,000.00	100			3	100	7,000	
0.00	100	2014	2014	3	100	800	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W52 S24 E52 N24\$.			

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							