BLOCKS 51 & 70, COLUMBIA CITY.
956-1716, DC 1011-1799,

CURINGTON PATRICIA
1312 NE 20TH AVE
GAINESVILLE, FL 32609

2026

10-5S-16-03548-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

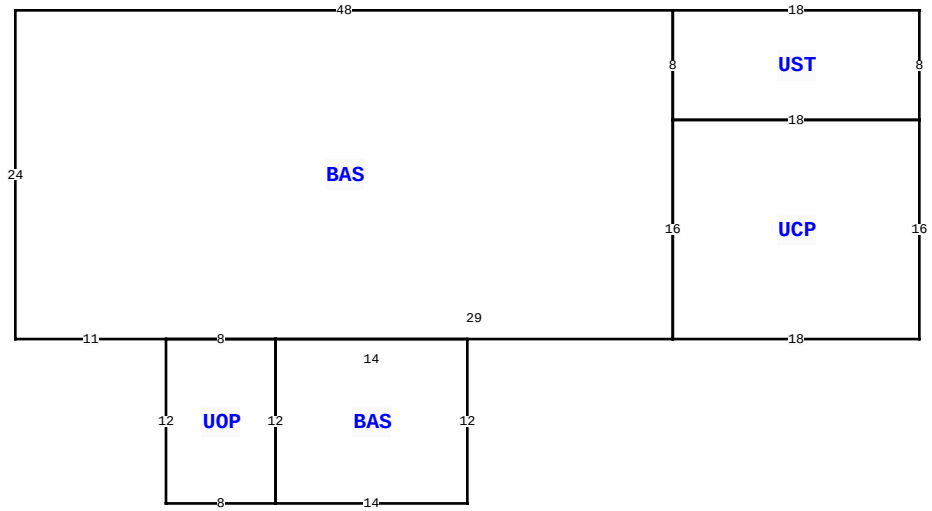
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	4,484
BAS	1,152	100		1,152	30,744
UCP	288	20		58	1,548
UOP	96	25		24	640
UST	144	45		65	1,735
TOTALS	1,848			1,467	39,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,467	105.9000	66.72	97,878	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1320 HX Base Yr



377 SW WINGATE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,151
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	78,151
SOH/AGL Deduction	10,136
ASSESSED VALUE	68,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,015
TOTAL JUST VALUE	78,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2519	5/31/2019	QC	U	I	12	29,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: PATRICIA CURINGTON						
1382/0149	4/08/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E11 UOP= S12 E8 N12 W8$ E8 BAS= S12 E14 N12 W14$ E29 UCP= E18 N16 W18 S16$ N16 UST= E18 N8 W18 S8$ N8$.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 09/04/2019 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 05/08/2026 BY SYS