

W 135.50 FT OF S1/2 OF S1/2 OF S
THE WEST 670.24 FT.

FERENCZ TORIANNE E
556 SW NUGGET WAY
LAKE CITY, FL 32024

2026

11-4S-15-00335-004
[Barcode]

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	11415.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	135,625
TOTALS	1,512			1,512	135,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2026								
				Heated Area: 1512			HX Base Yr	2026			

BAS
2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,625
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			15,150
TOTAL MARKET VALUE			157,775
SOH/AGL Deduction			1,463
ASSESSED VALUE			156,312
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			104,901
TOTAL JUST VALUE			157,775
NCON VALUE			142,625
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053908	Mobile Home		08/26/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2718	9/04/2024	QC	U	V	11	100

GRANTOR: DURANTY TRACY A
GRANTEE: FERENCZ TORIANNE E

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=17,12] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100	2026	2025	100	7,000	

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		A-1	6.00	0.00	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							