THE S 5 AC OF W1/2 OF SE1/4 OF N

291-612, QC 1300-789, DC 1313-23

VASCO DOUGLAS V/VASCO CYNTHIA M
851 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2027

11-4S-17-08310-000

BUILDING CHARACTERISTICS

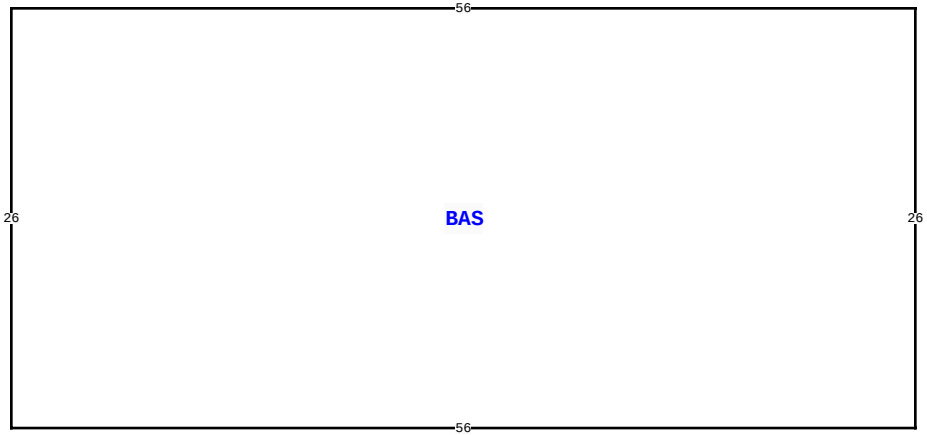
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	37,082
TOTALS	1,456			1,456	37,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	106.1100	63.67	92,704	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 50% - 2000 Heated Area: 1456 HX Base Yr 2000



851 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,082
TOTAL MARKET OB/XF VALUE	33,250
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	135,332
SOH/AGL Deduction	27,296
ASSESSED VALUE	108,036
TOTAL EXEMPTION VALUE	HA HAB VX VP 56,393
BASE TAXABLE VALUE	51,643
TOTAL JUST VALUE	135,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051173	Storage Building	40,000	10/21/2024
37041	MAINT/ALTR	75	07/30/2018
13847	M H	125	04/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1168	8/28/2025	LE	U	I	14	100
GRANTOR: KYLE GWENDALYN						
GRANTEE: KYLE GWENDALYN (ENH						
1506/2057	1/21/2024	PR	U	I	19	100
GRANTOR: RAHNERG PAMELA AS PR						
GRANTEE: KYLE GWENDALYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	50	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0263	PRCH,USP	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
8	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
9	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
10	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF 14,050

LAND DESCRIPTION

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	50		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0200	C	MBL HM	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/30/2025 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
12	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
13	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
14	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
15	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
16	0060	CARPORT F	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2026	2025		100	8,500	
17	0030	BARN,MT	0	100	0	0	1.00	UT	9,450.00	9,450.00	100	2026	2025		100	9,450	

LAND DESCRIPTION

TOTAL OB/XF 19,200

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

REVIEW DATE 04/30/2025 BY JB — Total Acres: 5.00 — Total Land Value: 65,000 — Market: 0 — Agricultural: 0 — Common: 65,000 — PRINTED 11/17/2026 BY SYS