

COMM SE COR OF NE1/4 OF SE1/4,  
N 506 FT TO POB, W 863.41 FT,  
N 253 FT, E 863.49 FT, S 253 FT

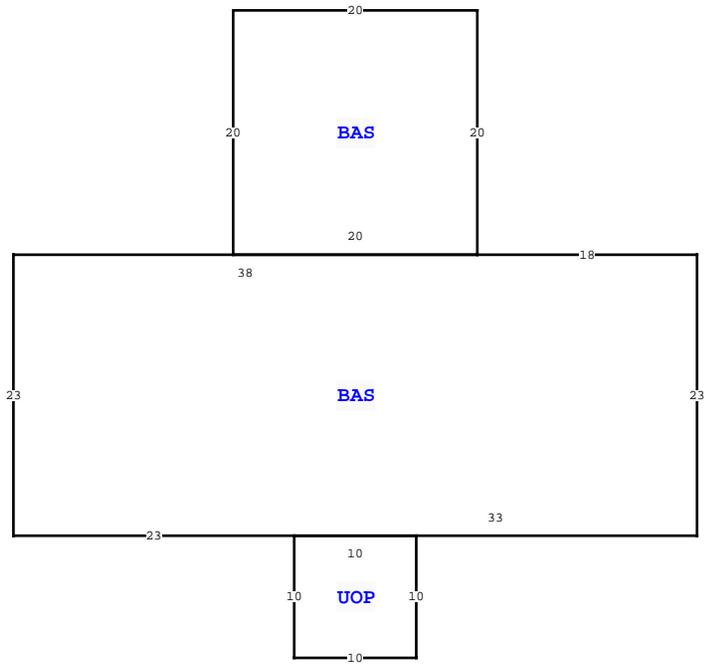
FLOREZ EDUARDO E  
215 NW FAIRWAY HILLS GLN, UNIT 18  
LAKE CITY, FL 32055-7261

**2026**

11-5S-16-03564-002

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	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	400	100	
BAS	1,288	100	
UOP	100	25	
TOTALS	1,788		1,713 49,944

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	0									Heated Area: 1688 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	49,944			
TOTAL MARKET OB/XF VALUE	14,000			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	123,944			
SOH/AGL Deduction	24,309			
ASSESSED VALUE	99,635			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	99,635			
TOTAL JUST VALUE	123,944			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	116,566			

SALE:2:1: 5.01 ACRES  
PRMT:1:1: JOLLEY  
SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23313	M H	250	06/23/2005
14471	M H	125	08/31/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/2133	1/15/2016	WD U	V	V	30	100

GRANTOR: STELLA BEDOYA DE FLOR  
GRANTEE: EDUARDO E FLOREZ  
1289/1044 2/16/2014 WD U V 11 0  
GRANTOR: STELLA BEDOYA DE FLOR  
GRANTEE: EDUARDO E FLOREZ

EXTRA FEATURES														412 SW OLD WIRE RD, LAKE CITY			
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	0060	CARPOT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W18 BAS= N20 W20 S20 E20\$ W38 S23 E23 UOP= S10 E10 N10 W10\$ E33 N23\$.													

LAND DESCRIPTION										TOTAL OB/XF										14,000				
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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							