

COMM SE COR NE1/4 OF SE1/4,  
 RUN N 759 FT FOR POB, W 863.49  
 FT, N 263.50 FT, E 863.59 FT.,

FRANKS DANIEL EUGENE/FRANKS LISA  
 346 SW OLD WIRE ROAD  
 LAKE CITY, FL 32024

**2026**

11-5S-16-03564-006  


BUILDING CHARACTERISTICS	
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	03 03 100
Kitchen Adjus	01 01 100
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
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296 100 1,296 37,854
TOTALS	1,296 1,296 37,854

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 0		Heated Area: 1296					HX Base Yr		

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	37,854		
TOTAL MARKET OB/XF VALUE	9,000		
TOTAL LAND VALUE - MARKET	62,520		
TOTAL MARKET VALUE	109,374		
SOH/AGL Deduction	51,958		
ASSESSED VALUE	57,416		
TOTAL EXEMPTION VALUE	HX HB 32,416		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	109,374		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	102,360		
XFOB:1:1: ECHO MH			
BLDG:1:1: OAKK MH			
SALE:1:1: 5.22 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055619	Electrical Servic		05/06/2026
000055154	Right-of-Way Acce		03/04/2026
<b>SALES DATA</b>			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0753/1415	11/21/1991	WD Q V	15,000
GRANTOR: MAVIS DICKS			
GRANTEE: DANIEL FRANKS			
<b>BUILDING NOTES</b>			
<b>BUILDING DIMENSIONS</b>			
BAS= W54 S24 E54 N24\$.			

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	500	
TOTALS													9,000			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,520							