LOT 7 COLUMBIA MEADOWS S/D.
800-1673, 800-1674, WD 1031-137,

VISA REALTY SOLUTIONS LLC
PO BOX 1454
SUMMERFIELD, FL 34491

2027

11-5S-16-03564-107

BUILDING CHARACTERISTICS

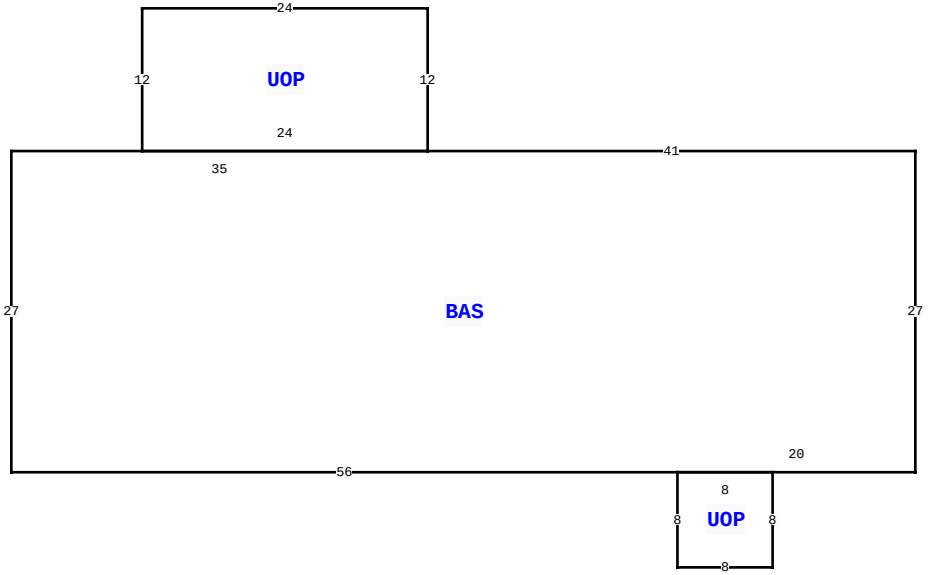
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	45,440
UOP	64	25		16	354
UOP	288	25		72	1,594
TOTALS	2,404			2,140	47,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,140	92.2590	55.36	118,470	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 2052 HX Base Yr



737 SW PEACE DR, LAKE CITY

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

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	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,388
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	113,788
SOH/AGL Deduction	15,790
ASSESSED VALUE	97,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,998
TOTAL JUST VALUE	113,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050829	Roof Replacement	12,000	09/16/2024
12394	M H	125	04/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/510	2/20/2026	QC	U	I	11	100
GRANTOR: METELUS ANTOINE						
GRANTEE: VISA REALTY SOLUTIO						
1072/1433	1/20/2006	WD	Q	I		103,000
GRANTOR: MID OHIO SECURITIES						
GRANTEE: ANTOINE AND SAVISEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N12 W24 S12 E24$ W35 S27 E56 UOP= S8 E8 N8 W8$ E20 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,400

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/07/2024 BY JS Total Acres: 4.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS