LOT 12 COLUMBIA MEADOWS S/D.

619-831.

MATHEWS SCOTT
215 5TH AVE
HORSESHOE BEACH, FL 32648

2026

11-5S-16-03564-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

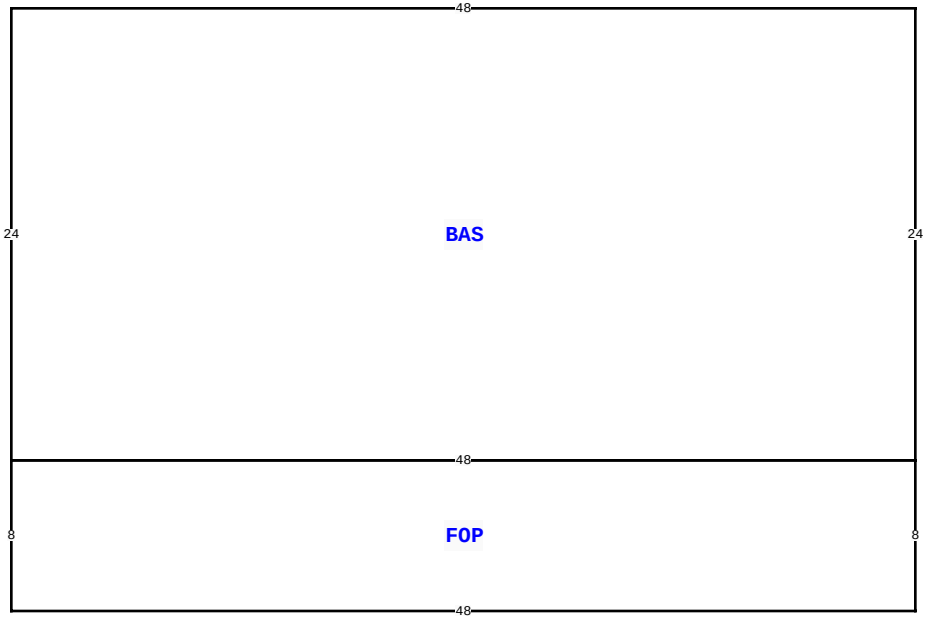
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	81,874
FOP	384	35		134	9,524
TOTALS	1,536			1,286	91,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,286	113.9000	109.34	140,611	1990	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1152 HX Base Yr



296 SW QUIET CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,397
TOTAL MARKET OB/XF VALUE	28,350
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	174,747
SOH/AGL Deduction	0
ASSESSED VALUE	174,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,747
TOTAL JUST VALUE	174,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,081

XFOB:1:1: 1990 SUMM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0619/0831	4/01/1987	WD	Q	V		11,500

GRANTOR: DICKS

GRANTEE: MATHEWS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 FOP= S8 E48 N8 W48$ E48 N24$.

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	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	20,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 28,350

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	0102	C	SFR/MH	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 09/18/2019 BY BC Total Acres: 4.11 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS