LOT 12 COLUMBIA MEADOWS S/D.
619-831, QC 1581-809

SCOTT MATHEWS/CREWS AMY
PO BOX 43
HORSESHOE BEACH, FL 32648

2027

11-5S-16-03564-112

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

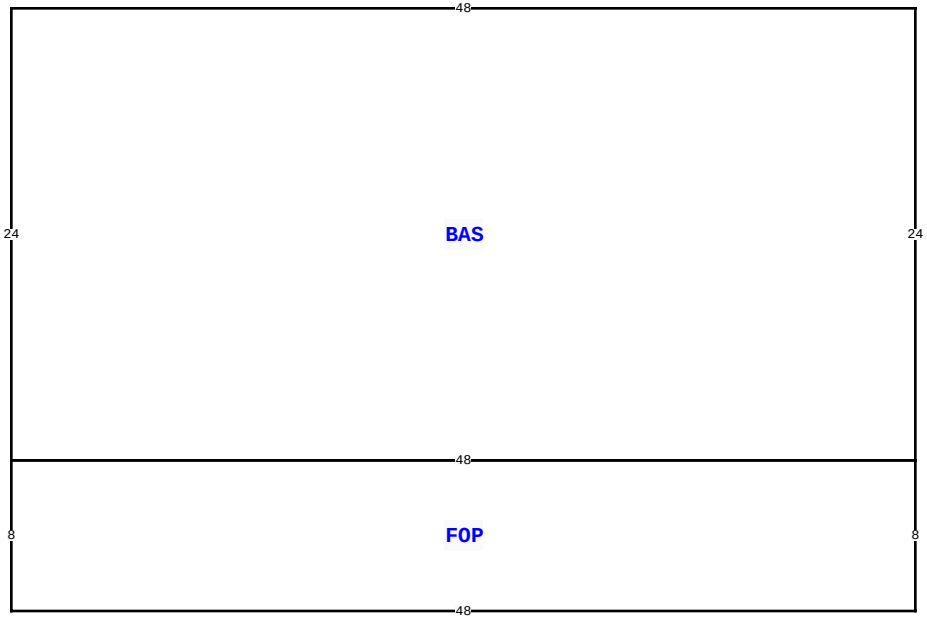
NEIGHBORHOOD/LOC 11516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	79,320
FOP	384	35		134	9,227
TOTALS	1,536			1,286	88,547

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	105.93	136,226	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

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,547
TOTAL MARKET OB/XF VALUE	28,350
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	171,897
SOH/AGL Deduction	0
ASSESSED VALUE	171,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,897
TOTAL JUST VALUE	171,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,850

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
1581/809	11/02/2026	QC	U	I	11	100
GRANTOR: MATHEWS SCOTT						
GRANTEE: SCOTT MATHEWS						
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$.

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 11/17/2026 BY SYS