

COMM NE COR SE1/4 OF SE1/4, S 66  
825.09 FT FOR POB, CONT W 495.86  
FT, E 495.72 FT, S 662.75 FT TO

LADAVIA-LLOYD CIARA MARIE/PADGETT CHARLENE YVETTE  
609 SW PEACE DR  
LAKE CITY, FL 32024

**2026**

11-5S-16-03583-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 80	
Interior Floor	15	HARDTILE 20	
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
BAS	1,680	100	
UOP	580	25	
USP	144	35	
TOTALS	2,404		
			1,875 101,310

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	0%	- 2026																					
					Heated Area: 1680			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,310	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		30,480	
TOTAL MARKET VALUE		139,790	
SOH/AGL Deduction		0	
ASSESSED VALUE		139,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		139,790	
TOTAL JUST VALUE		139,790	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1989	10/24/2025	WD	Q	I	01	224,000
GRANTOR: THOMPSON KASEY JANE						
GRANTEE: LADAVIA-LLOYD CIARA						
1497/2356	8/24/2023	WD	U	I	11	100
GRANTOR: MATHEWS SCOTT F						
GRANTEE: THOMPSON KASEY JANE						

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	0031	BARN,MT AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
														TOTAL OB/XF	8,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W28 S24 UOP= S10 E58 N10 W58\$ E60 N36 W20 USP= W12 S12 E12 N12\$ S12 W12\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	2.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,480							