COMM SE COR OF SW1/4 OF SW1/4, R
POB, CONT N APPROX 225 FT, E 111
FOREST RD, S ALONG R/W APPROX 23

GOENS GARY/COLLINS MELODY ANN
514 NE CLYDE VARNES RD
LAKE CITY, FL 32055

2027

12-3S-17-04928-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		3 100
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 05

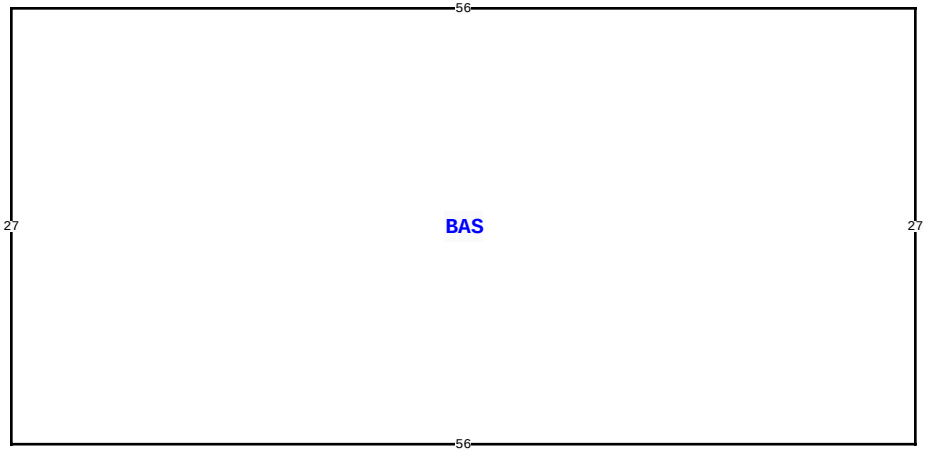
NEIGHBORHOOD/LOC 1317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,784
TOTALS	1,512			1,512	42,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.9000	70.74	106,959	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1512 HX Base Yr 1998



460 NE CLYDE VARNES RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	4	10	1.00	UT	0.00	0.00	100	0	0	3	100	60	
2	0296	SHED METAL	0	100	12	35	1.00	UT	0.00	0.00	100	0	0	3	100	1,110	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
5	0210	GARAGE U	0	100	24	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
6	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
10	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	50	2012	2012	3	50	1,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,784
TOTAL MARKET OB/XF VALUE		23,150
TOTAL LAND VALUE - MARKET		16,126
TOTAL MARKET VALUE		82,060
SOH/AGL Deduction		19,980
ASSESSED VALUE		62,080
TOTAL EXEMPTION VALUE	HX HB	37,080
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11758	M H	125	10/15/1996
11757	M H	125	10/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2568	6/20/2018	WD	U	I	11	100
GRANTOR: GARY GOENS						
GRANTEE: GARY GOENS & MELODY						
1337/0351	5/16/2017	WD	U	I	11	100
GRANTOR: CHRISTY PAUL GOENS						
GRANTEE: GARY GOENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 22,750

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	100		A-1	0.00	0.00	0.62	AC		1.00	1.00	1.04	9,300.00	9,625.50	5,968							
2	0000	C	VAC RES	100			0.00	0.00	1.10	AC		1.00	1.00	0.50	7,300.00	3,650.00	4,015							
3	0700	C	MISC RES	100		A-1	0.00	0.00	1.53	AC		1.00	1.00	0.55	7,300.00	4,015.00	6,143							

REVIEW DATE 08/12/2015 BY DF Total Acres: 3.25 Total Land Value: 16,126 Market: 0 Agricultural: 0 Common: 16,126 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SW1/4 OF SW1/4, R
POB, CONT N APPROX 225 FT, E 111
FOREST RD, S ALONG R/W APPROX 23

GOENS GARY/COLLINS MELODY ANN
514 NE CLYDE VARNES RD
LAKE CITY, FL 32055

2027

12-3S-17-04928-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,060

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GRANTOR: CHRISTY PAUL GOENS						
GRANTEE: GARY GOENS						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 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

REVIEW DATE 08/12/2015 BY DF Total Acres: 3.25 Total Land Value: 16,126 Market: 0 Agricultural: 0 Common: 16,126 PRINTED 11/17/2026 BY SYS