

COMM SE COR, RUN N 1434.71 FT FO
W 779.77 FT, N 278.35 FT, E 782.
279.53 FT TO POB. (PARCEL A).

RUIZ MARCO ANTONIO/SALAZAR MARIA ROSA
13475 CR 49
LIVE OAK, FL 32604

2026

12-4S-15-00347-019

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		54,870

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	- 2022																					
				Heated Area: 2052				HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">27</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,870
TOTAL MARKET OB/XF VALUE			9,256
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			124,126
SOH/AGL Deduction			15,164
ASSESSED VALUE			108,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,962
TOTAL JUST VALUE			124,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1779	2/21/2021	WD	U	I	11	100
GRANTOR: TAYLOR JENNIFER A						
GRANTEE: RUIZ MARCO ANTONIO						
1254/1290	5/08/2013	QC	U	I	38	57,000
GRANTOR: JAMES F JR & MARCI L						
GRANTEE: JENNIFER A TAYLOR (

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005
2	0296	SHED METAL	0	0	8	12	96.00	UT	7.00	7.00	50	2005
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2005
4	0252	LEAN-TO W/	0	0	10	20	200.00	UT	1.50	1.50	100	2005
5	0296	SHED METAL	0	0	10	12	120.00	UT	7.00	7.00	50	2005

TOTAL OB/XF												
9,256												
207 SW KEGEL WAY, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S27 E76 N27S.												

LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT																						
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1.00</td> <td>12,000.00</td> <td>12,000.00</td> <td>60,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1.00	12,000.00	12,000.00	60,000							
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