COMM NE COR, RUN S 2207.83 FT, W
POB, CONT W 198.57 FT, S 1098.07 FT, N 1098.07 FT TO POB.

KOCH ROBERT
405 SW CARUSO PL
LAKE CITY, FL 32024

2027

12-4S-15-00347-029

BUILDING CHARACTERISTICS

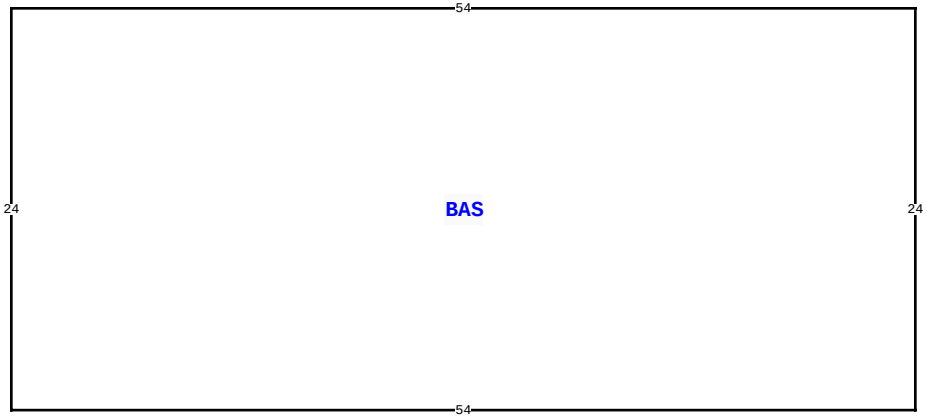
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,771
TOTALS	1,296			1,296	75,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	114.3000	106.30	137,765	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1296 HX Base Yr 2026



405 SW CARUSO PL, 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	0210	GARAGE U	0	100	24	30	720.00	UT	5.00	5.00	100	2006	2006	3	100	3,600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,771
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		146,891
SOH/AGL Deduction		0
ASSESSED VALUE		146,891
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,480
TOTAL JUST VALUE		146,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2458	11/05/2024	QC	U	I	11	100
GRANTOR: BUTCHER PAUL A						
GRANTEE: KOCH ROBERT						
1104/1167	12/06/2006	QC	Q	I	06	100
GRANTOR: BRENDA J GRIFFIN AKA						
GRANTEE: PAUL A BUTCHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E54 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS