LOT 4 VELMA PERRY S/D.

871-2557, 892-761, 762, AG 1175-

HERRICK FLOYD BROOKS SR
225 SW CARUSO PL
LAKE CITY, FL 32024

2027

12-4S-15-00347-204

BUILDING CHARACTERISTICS

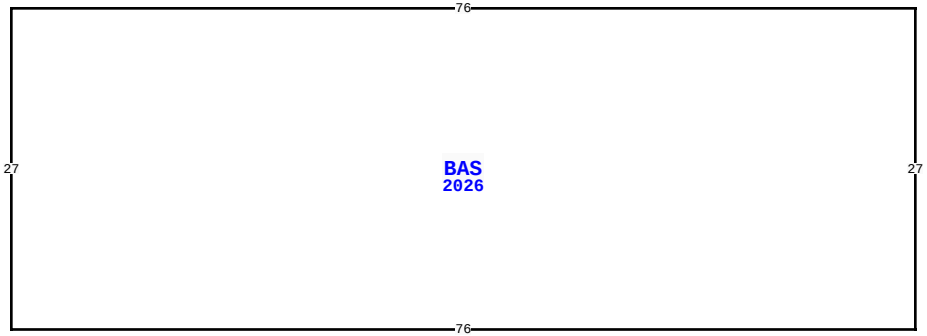
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	12415.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2026	2,052	216,878
TOTALS	2,052			2,052	216,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	113.5000	108.96	223,586	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2026 Heated Area: 2052 HX Base Yr 2026



225 SW CARUSO PL, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023		100	7,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,878
TOTAL MARKET OB/XF VALUE		18,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,578
SOH/AGL Deduction		0
ASSESSED VALUE		290,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,167
TOTAL JUST VALUE		290,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047907	Mobile Home		08/17/2023
32064	M H	500	06/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/204	7/21/2026	QC	U	I	11	100
GRANTOR: HERRICK FLOYD BROOKS						
GRANTEE: HERRICK FLOYD BROOK						
1544/2567	7/10/2025	WD	Q	I	01	315,000
GRANTOR: LIEBEL SHELLY						
GRANTEE: HERRICK FLOYD BROOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=23,12] E76 S27 W76 N27 $

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LAND DESCRIPTION

TOTAL OB/XF 18,700

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/02/2025 BY TP Total Acres: 5.75 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS