

THE E 85 FT OF THE S 290.20 FT O
3 VELMA PERRY S/D & LOT 3 VELMA
S 290.20 FT OF THE E 85 FT.

OLIVO GABRIEL/PROSPER JENNIFER IVETTE MARRERO
228 SW CARDINALE NEST GLN
LAKE CITY, FL 32024

2026

12-4S-15-00347-208



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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	02	02	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
BAS	1,620	100	
TOTALS	1,620		87,363

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
20201	02	1,620	104.3100	98.05	158,841	1988	2000		0	0	45.00	55.00		
1 MANUF		1	100% - 2024	Heated Area: 1620				HX Base Yr 2024						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>														
228 SW CARDINALE NEST GLN, LAKE CITY														
				BLD DATE					LGL DATE	04/22/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,363	
TOTAL MARKET OB/XF VALUE		18,100	
TOTAL LAND VALUE - MARKET		67,500	
TOTAL MARKET VALUE		172,963	
SOH/AGL Deduction		45,609	
ASSESSED VALUE		127,354	
TOTAL EXEMPTION VALUE		HX HB 13 127,354	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		172,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21296	M H	135	11/26/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1138	5/22/2023	WD	Q	I	05	288,900
GRANTOR: ERB MARCUS I						
GRANTEE: OLIVO GABRIEL						
1424/0805	11/16/2020	WD	Q	I	05	85,000
GRANTOR: WILLIAMS A & ESTHER G						
GRANTEE: AMANDA J & MARCUS I						

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	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	750		
2	0294	SHED WOOD/	0	100	20	24		480.00	UT 7.50	100	1998	1998	3	100	3,600		
3	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	300		
4	0294	SHED WOOD/	0	100	10	12		120.00	UT 7.50	50	1998	1998	3	50	450		
5	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000		
6	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000		
7	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000		
TOTAL OB/XF														18,100			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S27 E60 N27\$.													

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	100		00	0.00	0.00	0.25	LT		1.00	1.00	1.00	50,000.00	50,000.00	12,500							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							