

COMM SE COR OF SW1/4, RUN N  
1985.97 FT, W 1324.32 FT FOR  
POB, RUN N 661.09 FT, W 331.29

CHRISTIE GENINA  
P O BOX 575  
LAKE CITY, FL 32056-0575

**2026**

12-4S-15-00350-004

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
10.	10. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
		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	79,306
TOTALS	1,296			1,296	79,306

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2013		144,193	2001	2001	0	0	45.00	55.00	
				Heated Area: 1296				HX Base Yr 2013				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
<div style="display: flex; justify-content: space-between;"> <span>BLD DATE</span> <span>LGL DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>XF DATE</span> <span>LAND DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>INC DATE</span> <span>AG DATE</span> </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		79,306	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		60,360	
TOTAL MARKET VALUE		148,666	
SOH/AGL Deduction		76,651	
ASSESSED VALUE		72,015	
TOTAL EXEMPTION VALUE		52,015	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		148,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0419	5/20/2011	WD	Q	I	01	78,400
GRANTOR: DELBERT LEE & CYNTHIA						
GRANTEE: GENINA CHRISTIE (SI						
0908/1520	8/09/2000	WD	Q	V		23,800
GRANTOR: TERRY M KELLY						
GRANTEE: DELBERT L & CYNTHIA						

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	0060	CARPORT F	0	100	20	30	1.00	UT	0.00	100	2000	2000	3	100	1,500	
2	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	100	2000	2000	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S27 E48 N27\$.