

COMM NW COR OF SW1/4 OF SE1/4, R
E 300 FT FOR POB, N 364.87 FT, E
SE 450.74 FT, W 402.19 FT TO POB

LEE ROBERT EDWARD/LEE TINA MARIE
193 SE NECTARINE GLN
LAKE CITY, FL 32025

2026

12-4S-17-08332-038



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
3	100				
01	NONE 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			04		
		12417.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	149,943
TOTALS	1,404			1,404	149,943

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2020	02	1,404	113.5000	110.10	154,580	2023	2023	0	0	3.00	97.00	
1 MANUF 2		100% - 2025		Heated Area: 1404			HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												
193 SE NECTARINE GLN, LAKE CITY												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			149,943	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			24,640	
TOTAL MARKET VALUE			174,583	
SOH/AGL Deduction			0	
ASSESSED VALUE			174,583	
TOTAL EXEMPTION VALUE			HX HB DX VX 61,411	
BASE TAXABLE VALUE			113,172	
TOTAL JUST VALUE			174,583	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			179,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049058	Mobile Home		02/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2271	7/24/2024	WD Q	V	01		35,000
GRANTOR: STARS & STRIPES MOBIL						
GRANTEE: LEE ROBERT EDWARD						
1505/1896	12/15/2023	WD Q	V	01		27,600
GRANTOR: RUTLAND CHARLES E						
GRANTEE: STARS & STRIPES MOB						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=14,13] E52 S27 W52 N27 \$	

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

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	2.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	24,640								