

BEG AT NW COR OF NE1/4 OF NW1/4,  
 FT TO W R/W LINE OF RD, SW ALONG  
 FT TO W LINE OF NE1/4 OF NW1/4,

GOENS GARY/GOENS RANDI NICOLE  
 290 NE CLYDE VARNES RD  
 LAKE CITY, FL 32055-6298

**2026**

13-3S-17-04948-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	02	MIN PLYWD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		75,044

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100% - 2019																				
Heated Area: 1512						HX Base Yr 2019																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/29/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/29/2025		
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			04/29/2025																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,044
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			15,255
TOTAL MARKET VALUE			97,499
SOH/AGL Deduction			50,317
ASSESSED VALUE			47,182
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			22,182
TOTAL JUST VALUE			97,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37334	MAINT/ALTR	75	10/17/2018
8147	M H	125	03/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/2571	6/21/2018	WD	U	I	11	100
GRANTOR: GARY GOENS						
GRANTEE: GARY GOENS & RANDI						
1339/1562	6/26/2017	WD	U	I	11	100
GRANTOR: LEVIN R LEWIS						
GRANTEE: GARY GOENS						

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	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
TOTALS												7,200				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 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			0.00	0.00	2.26	AC		1.00	1.00	0.75	9,000.00	6,750.00	15,255							