

LOT 20 BLOCK B DEERHAVEN S/D UNR
 COMM SW COR OF SW1/4 OF SE1/4, R
 627.43 FT, N N 1600 FT FOR POB,

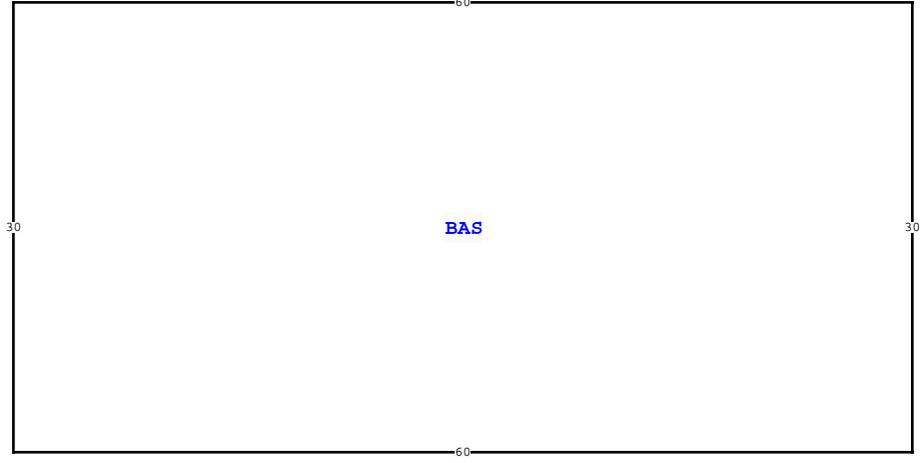
REYNA MOISES JR/REYNA NOLA MOON
 819 SE SULTON LP
 LAKE CITY, FL 32025

2026

13-4S-17-08335-044

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 |
| Units | | 0 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 13417.010 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,800 | 100 | |
| TOTALS | 1,800 | | 1,800 184,701 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------------|----------------|----------------|------|------------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MANUF | 2 | 100% - 2021 | | 202,968 | 2020 | 2020 | 0 | 0 | 9.00 | 91.00 | |
| | | | Heated Area: 1800 | | | | HX Base Yr | 2021 | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 184,701 |
| TOTAL MARKET OB/XF VALUE | | | 7,000 |
| TOTAL LAND VALUE - MARKET | | | 19,800 |
| TOTAL MARKET VALUE | | | 211,501 |
| SOH/AGL Deduction | | | 73,449 |
| ASSESSED VALUE | | | 138,052 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 86,641 |
| TOTAL JUST VALUE | | | 211,501 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 215,560 |
| LAND:1:1: 1.89 AC. | | | |
| SALE:1:1: LOTS 7 & 20 BLOCK B DEERHAVEN S/D \$.70 S | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 39345 | M H | 0 | 02/25/2020 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1404/2666 | 1/21/2020 | WD | Q | V | 03 | 18,500 |
| GRANTOR: GERALD RATIGAN | | | | | | |
| GRANTEE: REYNA MOISES JR | | | | | | |
| 1394/2446 | 6/11/2018 | PR | U | V | 11 | 100 |
| GRANTOR: JAMES DAVID FEAGLE & | | | | | | |
| GRANTEE: GERALD RATIGAN | | | | | | |

| EXTRA FEATURES | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/29/2025 | MLU |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W60 S30 E60 N30\$. | | | | | | | | | |

| 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 | | RSF/MR | 90.00 | 284.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 11,000.00 | 9,900.00 | 19,800 | | | | | | | |