

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		1,800 180,966

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		198,864	2020	2020	0	0	9.00	91.00	Heated Area: 1800 HX Base Yr 2021													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td>04/29/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/29/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				180,966	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				19,800	
TOTAL MARKET VALUE				207,766	
SOH/AGL Deduction				69,714	
ASSESSED VALUE				138,052	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				86,641	
TOTAL JUST VALUE				207,766	
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 MOISED JR						
1394/2446	6/11/2018	PR	U	V	11	100
GRANTOR: JAMES DAVID FEAGLE &						
GRANTEE: GERALD RATIGAN						

EXTRA FEATURES														819 SE SULTON LOOP, LAKE CITY		
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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

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/MB	90.00	284.00	2.00	LT		1.00	1.00	0.90	11,000.00	9,900.00	19,800							