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

2027

13-4S-17-08335-044

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

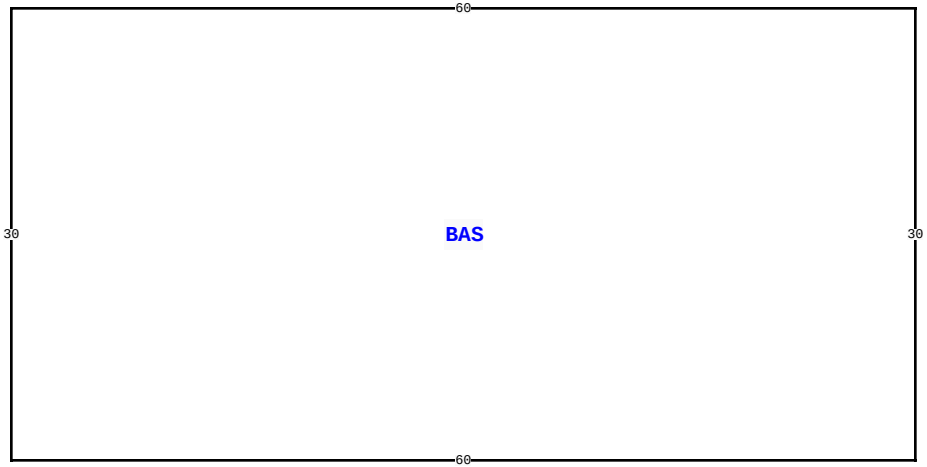
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	13417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	179,099
TOTALS	1,800			1,800	179,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,800	113.9000	109.34	196,812	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2021 Heated Area: 1800 HX Base Yr 2021



819 SE SULTON LOOP, LAKE CITY

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

EXTRA FEATURES

LN	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,099
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		19,800
TOTAL MARKET VALUE		205,899
SOH/AGL Deduction		63,705
ASSESSED VALUE		142,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,783
TOTAL JUST VALUE		205,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,766

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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/MH	990.00	284.00	2.00	LT		1.00	1.00	0.90	11,000.00	9,900.00	19,800							

REVIEW DATE 05/11/2020 BY JB Total Acres: 1.89 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/17/2026 BY SYS