

COMM SW COR OF NE1/4 OF NE1/4, N  
POB, CONT N 960.57 FT TO S R/W O  
E ALONG R/W 226.72 FT, S 960.71

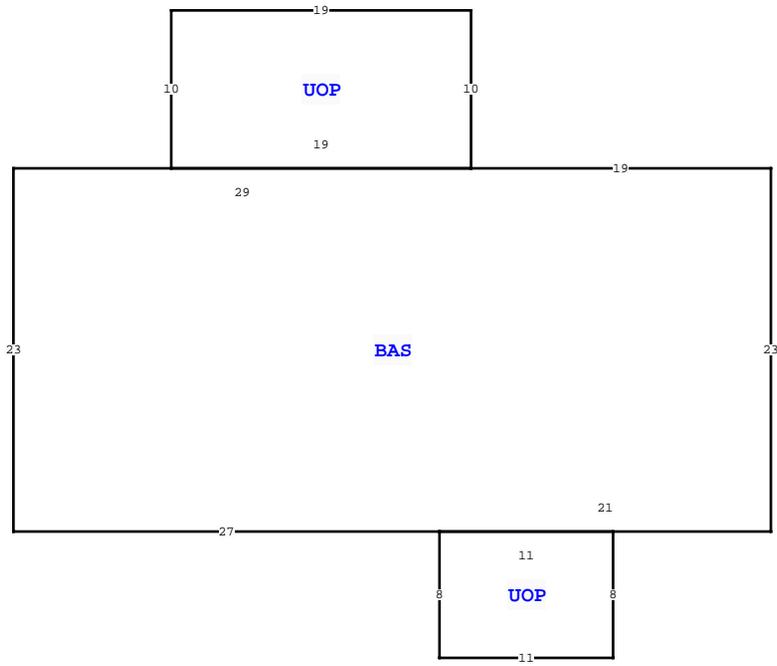
PENDLETON RON CLIFFORD JR/PENDLETON MARIA JULIANA  
10372 SW COUNTY ROAD 240  
LAKE CITY, FL 32024

**2026**

13-5S-15-00454-004  
VALUATION SUMMARY PAGE 1 of 1

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 Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
UOP	88	25	
UOP	190	25	
TOTALS	1,382		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	1,174	118.2000	119.38	140,152	1996	2005	0	0	45.00	55.00		
1 MANUF 2 0% - 2025 Heated Area: 1104 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,084
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			63,440
TOTAL MARKET VALUE			149,224
SOH/AGL Deduction			2,858
ASSESSED VALUE			146,366
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,366
TOTAL JUST VALUE			149,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051468	Electrical Servic	0	11/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/234	4/19/2024	WD	U	I	35	181,000
GRANTOR: AITON MANDI						
GRANTEE: PENDLETON RON CLIFF						
1452/1806	11/15/2021	QC	U	I	11	100
GRANTOR: MCGAGHEY GERALD DOUGL						
GRANTEE: AITON MANDI						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

TOTAL OB/XF														8,700										
LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	4.88	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,440							

BUILDING NOTES													
BAS= W19 UOP= N10 W19 S10 E19\$ W29 S23 E27 UOP= S8 E11 N8 W11\$ E21 N23\$.													

BUILDING DIMENSIONS													
BAS= W19 UOP= N10 W19 S10 E19\$ W29 S23 E27 UOP= S8 E11 N8 W11\$ E21 N23\$.													

LAND DESCRIPTION														TOTAL OB/XF										8,700
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	0		A-1	0.00	0.00	4.88	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,440							