LOT 17 THE CROSSROADS UNIT 1.
ORB 776-877, 900-2661,

VANI STEVEN G
188 SW ROSE POINTE PL
LAKE CITY, FL 32024

2027

14-5S-15-00459-117

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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

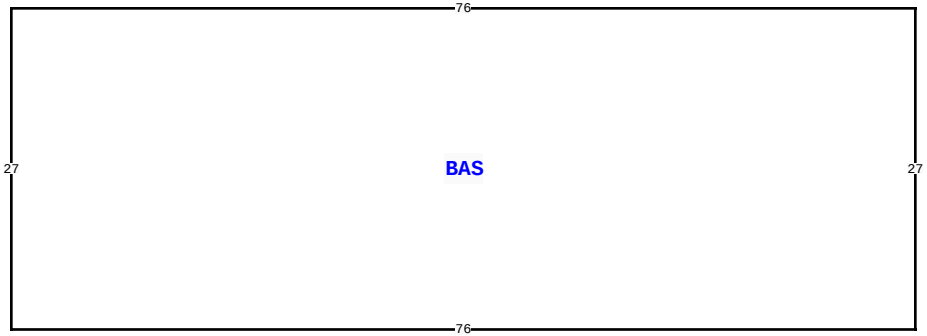
NEIGHBORHOOD/LOC 14515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	119,552
TOTALS	2,052			2,052	119,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	105.93	217,368	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2052 HX Base Yr 2005



11266 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/07/2026 MLU | 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,552
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		192,352
SOH/AGL Deduction		93,942
ASSESSED VALUE		98,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,999
TOTAL JUST VALUE		192,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,639

LAND:1:1: 5.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051052	Electrical Servic	0	10/11/2024
000050998	Electrical Servic	0	10/08/2024
20724	M H	125	05/20/2003
18733	M H	125	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/1828	5/01/2003	WD	Q	V	03	100
GRANTOR: MARLENE G BULLARD						
GRANTEE: STEVEN G VANI						
0982/1825	5/01/2003	WD	U	V	09	25,000
GRANTOR: D L C CATTLE CO INC						
GRANTEE: MARLENE G BULLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/26/2024 BY tommy Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS