

COMM NW COR OF SW1/4 OF NW1/4,  
 RUN N 99.17 FT, E 25 FT TO E  
 R/W OF COUNTY LINE RD FOR POB,

SANDLIN CYNTHIA G  
 233 SW MONTEGO AVE  
 LAKE CITY, FL 32024

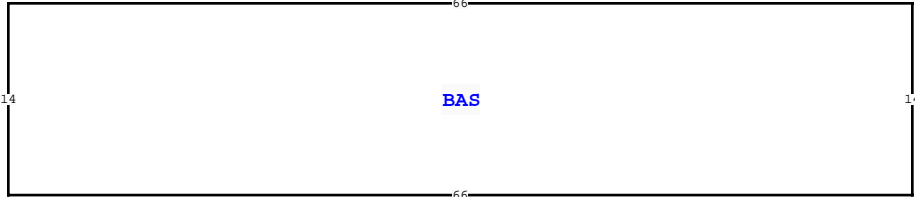
2026

14-5S-15-00459-202



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	2	100
	Bathrooms	2	100
1.	Stories	1.	100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
05	05 05		
0200	MOBILE HOME		
	MAP NUM		02
	NEIGHBORHOOD/LOC	14515.030	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	924	100
			924
			25,037
	TOTALS	924	924
			25,037

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2004		Heated Area: 924					HX Base Yr 2004	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,037	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		143,747	
SOH/AGL Deduction		65,210	
ASSESSED VALUE		78,537	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		27,126	
TOTAL JUST VALUE		143,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,610	
SALE:1:1: LOT 2 TIMBER RIDGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20268	M H	125	12/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0278	9/12/2019	LE U		I	14	100
GRANTOR: CYNTHIA G SANDLIN (LI)						
GRANTEE: CORY P SANDLIN & JA						
1391/0908	8/06/2019	LE U		I	14	100
GRANTOR: CYNTHIA G SANDLIN (LI)						
GRANTEE: CORY P SANDLIN & JA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/06/2026	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							