

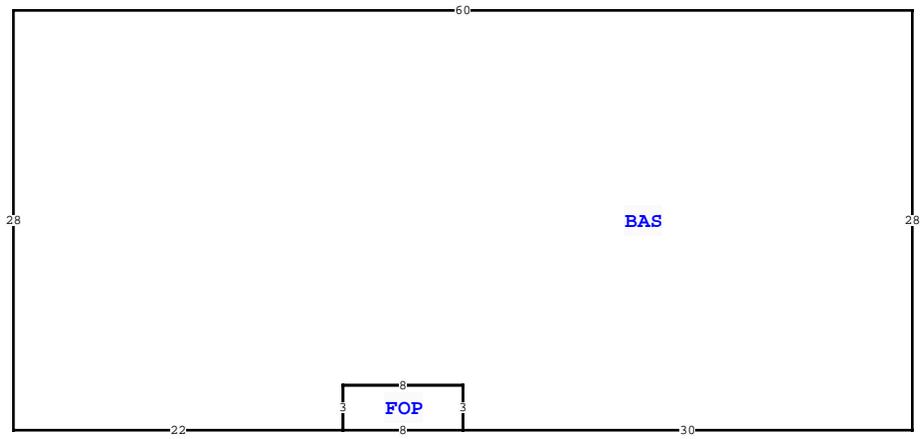
COMM SE COR, RUN N 1379.86 FT FO
N 335.08 FT, W 1308.08 FT, S ALO
335.36 FT, E 1294.50 FT TO POB.

VALENTINE RONNIE C
P O BOX 608
LAKE CITY, FL 32056-0608

2026

14-5S-15-00459-226


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,656	100	
FOP	24	30	
TOTALS	1,680		
TOTALS		1,663	98,700

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	-	2006						
Heated Area: 1656						HX Base Yr 2006					
											
815 SW MARY TER, LAKE CITY											
BLD DATE			LGL DATE			05/06/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		98,700	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		209,810	
SOH/AGL Deduction		83,877	
ASSESSED VALUE		125,933	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		74,522	
TOTAL JUST VALUE		209,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,334	
SALE:3:1: LOT 26 TIMBER RIDGE TO LOW FOR AREA			
SALE:2:1: LOT 26 TIMBER RIDGE UNREC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054140	Roof Replacement	12,900	09/24/2025
22451	M H	447	11/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1460	2/13/2004	WD Q	Q	V		33,000
GRANTOR: JEFFREY R & REBECCA G						
GRANTEE: VALENTINE						
0806/1469	6/12/1995	WD Q	Q	V		21,700
GRANTOR: VAN & LUCILLE L GIEBE						
GRANTEE: JEFFREY R & REBECCA						

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	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				0.00		
2	0120	CLFENCE	4	0	100	0			1.00	UT	0.00				0.00		
TOTAL OB/XF												1,000					

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W60 S28 E22 FOP= E8 N3 W8 S3 N3 E8 S3 E30 N28 S.			

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	0201	C	MOD HOME	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							