BEG SE COR OF S1/2 OF SW1/4 OF N
140 FT, W APPROX 336 FT TO W LIN
FT OF THE E 336 FT OF S1/2 OF SW

GUTIERREZ-TORRES GILBERTO/GUTIERREZ MARIA L
174 NW SAMME CT
LAKE CITY, FL 32055

2027

15-3S-16-02125-007

BUILDING CHARACTERISTICS

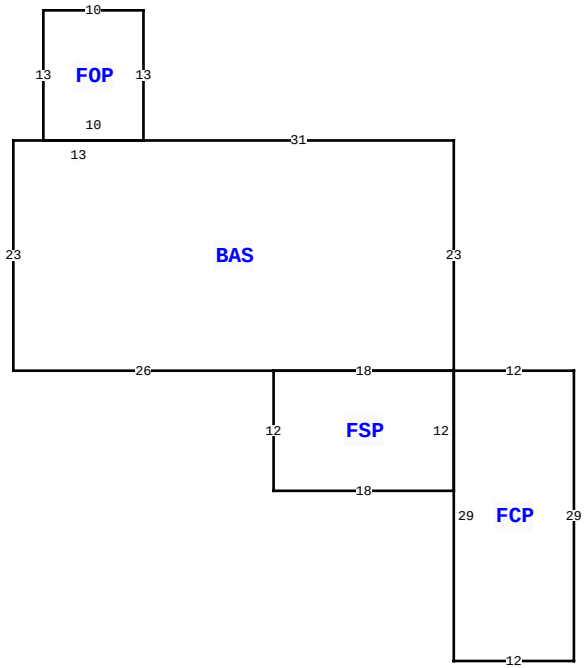
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	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 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	59,528
FCP	348	25		87	5,118
FOP	130	35		46	2,706
FSP	216	40		86	5,059
TOTALS	1,706			1,231	72,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,231	115.0000	106.95	131,655	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1012 HX Base Yr 2022



174 NW SAMME CT, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	70	1993	1993	3	70	168	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,410
TOTAL MARKET OB/XF VALUE	7,968
TOTAL LAND VALUE - MARKET	20,600
TOTAL MARKET VALUE	100,978
SOH/AGL Deduction	42,146
ASSESSED VALUE	58,832
TOTAL EXEMPTION VALUE	HX HB SX 58,832
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	100,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/2504	4/19/2021	WD	Q	I	01	80,000
GRANTOR: MARKHAM GLENDA P						
GRANTEE: GUTIERREZ-TORRES GI						
1435/1680	4/19/2021	QC	U	I	11	100
GRANTOR: MARKHAM GLENDA P						
GRANTEE: MARKHAM GLENDA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= N13 W10 S13 E10$ W13 S23 E26 FSP= S12 E18N12 W18$ E18 FCP= S29 E12 N29W12$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,968

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	1.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,600							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.03 Total Land Value: 20,600 Market: 0 Agricultural: 0 Common: 20,600 PRINTED 11/17/2026 BY SYS