LOTS 9 & 10 BLOCK C OSCEOLA ESTATES S/D. 392-388, DC 797-1540, WD 1181-1189, WD 1207-

PAUL SHELBY R
251 NE CARNATION PL
LAKE CITY, FL 32055

2027

15-3S-18-10284-001

BUILDING CHARACTERISTICS

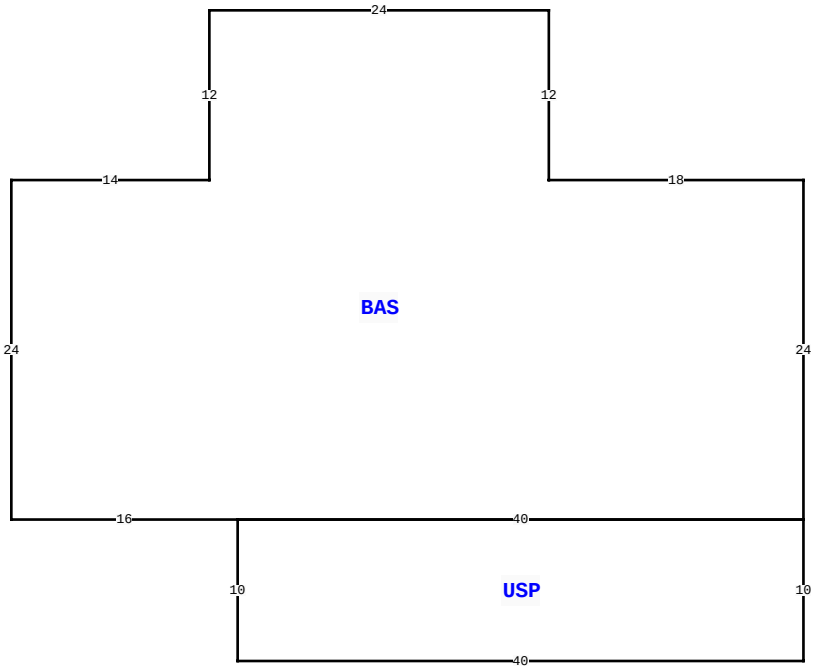
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	31,112
USP	400	35		140	2,669
TOTALS	2,032			1,772	33,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,772	79.4295	47.66	84,454	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1632 HX Base Yr 2017



251 NE CARNATION PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,782
TOTAL MARKET OB/XF VALUE		9,237
TOTAL LAND VALUE - MARKET		7,254
TOTAL MARKET VALUE		50,273
SOH/AGL Deduction		22,592
ASSESSED VALUE		27,681
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,681
TOTAL JUST VALUE		50,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041640	Electrical Servic	0	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/2501	8/26/2016	WD	U	I	11	100
GRANTOR: JOSHUA R PAUL						
GRANTEE: SHELBY R PAUL						
1207/1901	1/05/2011	WD	U	I	11	100
GRANTOR: GORDAN SCOTT & ROBIN						
GRANTEE: JOSHUA R PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N12 W24 S12 W14 S24 E16 USP= S10 E40 N10 W40$ E40N24$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0070	CARPORT UF	0	100	14	20	280.00	UT	2.28	2.28	100	0	0	3	100	637	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,237

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		00	0.00	148.00	0.78	AC		1.00	1.00	1.00	9,300.00	9,300.00	7,254							

REVIEW DATE 12/09/2021 BY JB Total Acres: 0.78 Total Land Value: 7,254 Market: 0 Agricultural: 0 Common: 7,254 PRINTED 11/17/2026 BY SYS