LOT 6 BLOCK D OSCEOLA ESTATES
ORB 425-271, PROB#03-274-CP

BROOKS CAROL ANN WARE
210 NE CARNATION PL
LAKE CITY, FL 32055

2026

15-3S-18-10288-001

BUILDING CHARACTERISTICS

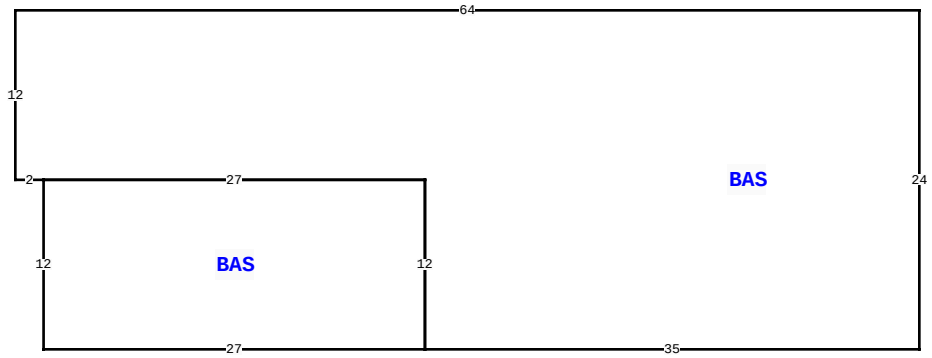
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03
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	324	100		324	6,991
BAS	1,188	100		1,188	25,632
TOTALS	1,512			1,512	32,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	85.6170	53.94	81,557	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1512 HX Base Yr 2006



210 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		32,623
TOTAL MARKET OB/XF VALUE		7,650
TOTAL LAND VALUE - MARKET		4,017
TOTAL MARKET VALUE		44,290
SOH/AGL Deduction		26,824
ASSESSED VALUE		17,466
TOTAL EXEMPTION VALUE	HX HB	17,466
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,735

XFOB:1:1: TALLO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1074/2583	11/10/2004	WD	Q	I	06	0
GRANTOR: JOHN ROBERT WARE III						
GRANTEE: CAROL ANN WARE BROO						
0399/0015	6/01/1977	03	Q	V		1,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S12 E2 BAS= S12 E27N12 W27$ E27 S12 E35 N24$.

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	0294	SHED WOOD/	0	100	24	20	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	120.00	148.00	0.39	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,017							

REVIEW DATE 09/22/2015 BY DF Total Acres: 0.39 Total Land Value: 4,017 Market: 0 Agricultural: 0 Common: 4,017 PRINTED 05/08/2026 BY SYS