LOT 4 BLOCK A PERRY PLACE S/D.

771-1124, WD 1042-2042, WD 1140-

CHRISTENSEN FAMILY TRUST DATED MAY 8, 2026
1540 SE COUNTY ROAD 340
MAYO, FL 32066

2027

15-4S-17-08355-104

BUILDING CHARACTERISTICS

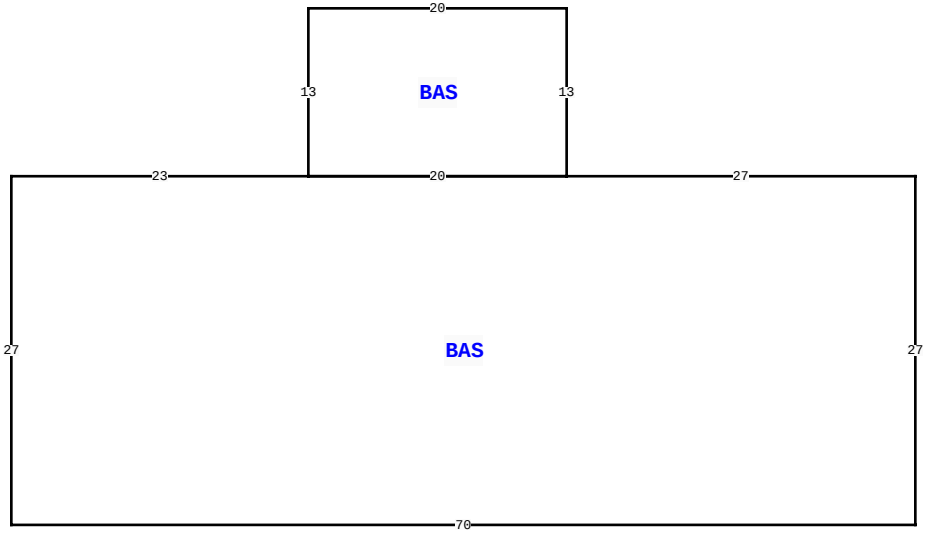
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	15417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	15,680
BAS	1,890	100		1,890	113,981
TOTALS	2,150			2,150	129,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,150	117.9000	109.65	235,748	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 2150 HX Base Yr



211 SE SHARON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	20	2005	2005	3	20	120	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,661
TOTAL MARKET OB/XF VALUE	9,220
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	161,381
SOH/AGL Deduction	0
ASSESSED VALUE	161,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,381
TOTAL JUST VALUE	161,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17115	M H	125	06/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1439	5/08/2026	WD	U	I	11	100
GRANTOR: F&P PROPERTIES LLC						
GRANTEE: CHRISTENSEN FAMILY						
1465/1751	4/27/2022	WD	Q	I	01	150,000
GRANTOR: TAYLOR SANDRA J						
GRANTEE: F&P PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W20 W23 S27 E70 N27 $
BAS=[ORIG=-27,0] N13 W20 S13 E20 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,220

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	0		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/15/2022 BY CP Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS