LOT 16 UNIT 1 HI-DRI ACRES.
858-154 THRU 158, 887-1, WD 1012

GARDUNO-CRUZ ABEL
274 SW THRASHER LN
LAKE CITY, FL 32024

2026

15-5S-16-03623-016

BUILDING CHARACTERISTICS

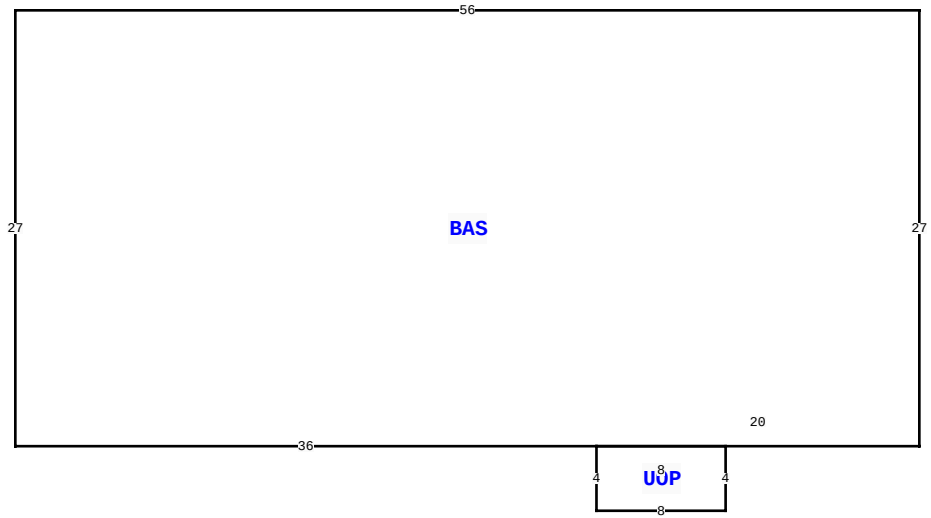
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	15,153
UOP	32	25		8	80
TOTALS	1,544			1,520	15,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,520	83.5240	50.11	76,167	1997	1997	0	0	20	60.00	20.00

1 MOBILE HME 0% - 2021 Heated Area: 1512 HX Base Yr



274 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,233
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	29,920
TOTAL MARKET VALUE	52,153
SOH/AGL Deduction	12,626
ASSESSED VALUE	39,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,527
TOTAL JUST VALUE	52,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,007

PRMT:1:1: PAUL GRECIAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16022	M H	125	09/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1868	4/28/2020	WD	Q	I	01	26,000
GRANTOR: AMBER & DONALD SUHL,R						
GRANTEE: ABEL GARDUNO-CRUZ						
1217/0862	5/11/2011	WD	U	I	12	27,200
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: AMBER, RALPH & BURM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E36 UOP= S4 E8 N4 W8$ E20 N27$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,920							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.87 Total Land Value: 29,920 Market: 0 Agricultural: 0 Common: 29,920 PRINTED 06/09/2026 BY SYS