LOT 46 HI-DRI ACRES UNIT 2.

702-126, 799-508, QC 1026-874, Q

FRISINA RONALD
233 SW GULL DR
LAKE CITY, FL 32024

2027

15-5S-16-03626-046

BUILDING CHARACTERISTICS

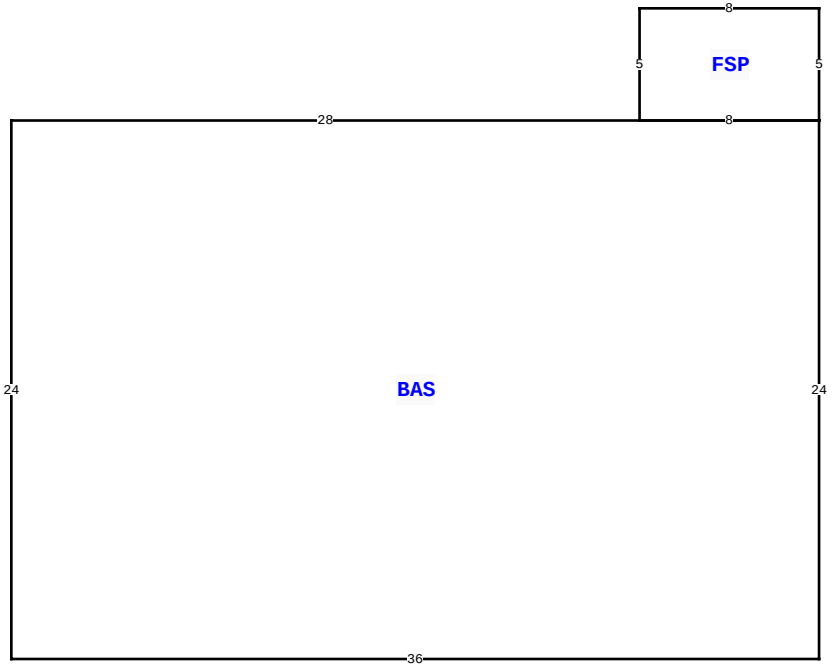
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	20,300
FSP	40	40		16	376
TOTALS	904			880	20,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	880	97.9000	58.74	51,691	1986	1993	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 864 HX Base Yr



233 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	20,676
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	46,576
SOH/AGL Deduction	0
ASSESSED VALUE	46,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,576
TOTAL JUST VALUE	46,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9546	M H	125	03/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2523	5/04/2022	WD	U	I	37	79,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: FRISINA RONALD						
1457/434	1/18/2022	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E36 N24 FSP= N5 W8 S5 E8$ W8$.

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			0.00	0.00	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.05 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2026 BY SYS