LOT 9 COLUMBIA CITY HOMESITES UN

812-239, 971-389, QC 1132-2163,

ALEGRIA PEDRO JESUS FLORENCIO
22080 43RD DR
LAKE CITY, FL 32024

2027

15-5S-16-03626-309

BUILDING CHARACTERISTICS

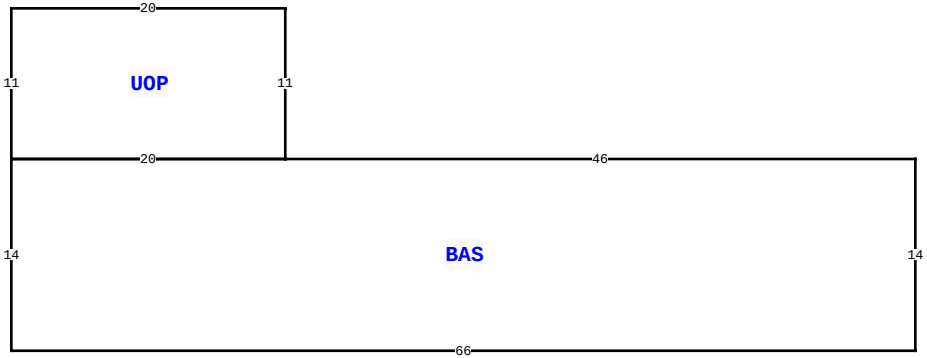
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,227
UOP	220	25		55	1,026
TOTALS	1,144			979	18,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	979	77.6880	46.61	45,631	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



9502 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,252
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	40,752
SOH/AGL Deduction	759
ASSESSED VALUE	39,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,993
TOTAL JUST VALUE	40,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1876	5/15/2015	WD	U	I	11	100
GRANTOR: CRISTINA FLORENCIO JI						
GRANTEE: PEDRO JESUS FLORENC						
1286/0947	12/08/2014	WD	U	I	12	12,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CRISTINA FLORENCIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N11 W20 S11 E20$ W20 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 0.50 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS