

LOT 2 FOREST GLEN S/D.
808-2166, 866-179, 868-1371, WD

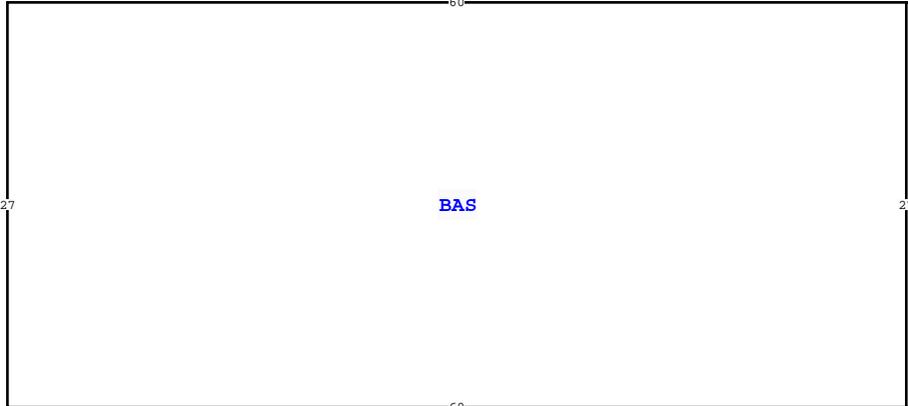
MINTON WILFORD JR/MINTON CLAUDIA C
519 SW CATES ST
LAKE CITY, FL 32024

2026

15-5S-16-03627-102
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	2004									Heated Area: 1620	HX Base Yr 2004



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	15516.070 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
TOTALS	1,620			1,620	44,284

519 SW CATES ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	0 100	8	14	112.00	UT	5.00	5.00	70	1995	1995	3	70	392	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	900.00	900.00	100	2026	2025		100	900	

LAND DESCRIPTION TOTAL OB/XF 9,042

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			44,284
TOTAL MARKET OB/XF VALUE			9,042
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			118,326
SOH/AGL Deduction			55,860
ASSESSED VALUE			62,466
TOTAL EXEMPTION VALUE	HX HB	37,466	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			118,326
NCON VALUE			900
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10127	M H	125	08/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1008/1791	2/26/2004	WD	Q	I	06	100
GRANTOR: WILFORD JR & CLAUDIA						
GRANTEE: WILFORD JR & CLAUDI						
1008/2639	7/02/2003	WD	Q	I	06	100
GRANTOR: WILFORD JR & CLAUDIA						
GRANTEE: WILFORD JR & CLAUDI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E60 N27S.