THE FOLLOWING DESC LYING IN SEC
OF SW1/4 OF SE1/4, N 289.26 FT T
NASH RD, W ALONG R/W 130.57 FT T

ARONSON PAUL
8883 W US HIGHWAY 90, LOT 95
LAKE CITY, FL 32055

2027

16-3S-16-02161-018

BUILDING CHARACTERISTICS

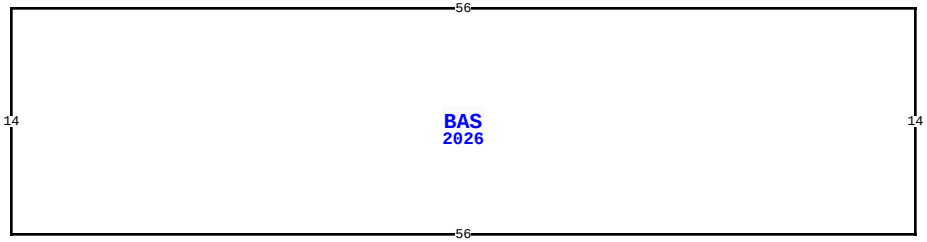
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2026	784	82,041
TOTALS	784			784	82,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	116.0000	107.88	84,578	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 0% - 2026 Heated Area: 784 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,041
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	127,541
SOH/AGL Deduction	0
ASSESSED VALUE	127,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,541
TOTAL JUST VALUE	127,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1569	10/24/2024	WD	Q	V	05	50,000

GRANTOR: ARONSON PAUL

GRANTEE: ARONSON PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=21,10] E56 S14 W56 N14 $

.

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	2.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,500							

REVIEW DATE 02/20/2026 BY JB Total Acres: 2.75 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS