COMM SW COR, N 1914.91 FT FOR PO
FT TO SW'LY R/W OF A CO RD, SE A
FT, W 204.08 FT TO POB.

REFFITT MARGUERITE ANGELA/REFFITT CAMERON
132 NE CORENE DR
LAKE CITY, FL 32055

2027

16-3S-17-04956-001

BUILDING CHARACTERISTICS

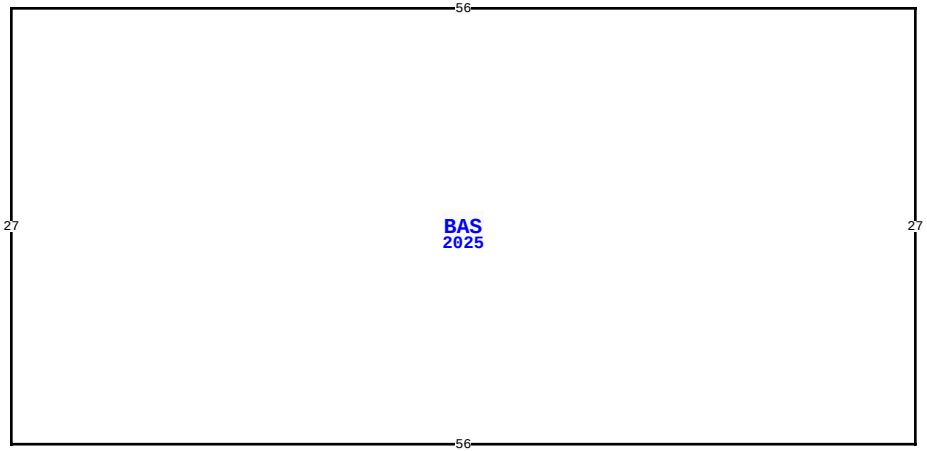
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 04
NEIGHBORHOOD/LOC	16317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	160,742
TOTALS	1,512			1,512	160,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 0% - 2025 Heated Area: 1512 HX Base Yr



132 NE CORENE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0166	CONC,PAVMT	0	0	6	36	216.00	UT	1.50	1.50	100	1996	1996	3	100	324	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	
5	0070	CARPORT UF	0	0	26	28	1.00	UT	0.00	0.00	100	2027	2026		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,742
TOTAL MARKET OB/XF VALUE	11,724
TOTAL LAND VALUE - MARKET	8,030
TOTAL MARKET VALUE	180,496
SOH/AGL Deduction	0
ASSESSED VALUE	180,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,496
TOTAL JUST VALUE	180,496
NCON VALUE	4,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051260	Mobile Home		10/25/2024
000049991	Right-of-Way Acce		05/29/2024
11631	GARAGE	50	09/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1257	3/26/2026	WD	Q	I	01	226,000
GRANTOR: BERRY RUSTY L						
GRANTEE: REFFITT MARGUERITE						
1490/1091	3/28/2023	QC	U	I	11	100
GRANTOR: JONES JAMES						
GRANTEE: BERRY TAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,11] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,724

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	0102	C	SFR/MH	0		00	0.00	0.00	0.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	8,030							

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.73 Total Land Value: 8,030 Market: 0 Agricultural: 0 Common: 8,030 PRINTED 11/17/2026 BY SYS