THE E 324 FT OF THE W 531 FT OF
S/D. A PORTION BEING IN SEC 17-4

LACALLE ARNALDO F/LACALLE ARNALDO V
406 SW TITANIUM CT
LAKE CITY, FL 32024

**2027**

**16-4S-16-03024-015**

## BUILDING CHARACTERISTICS

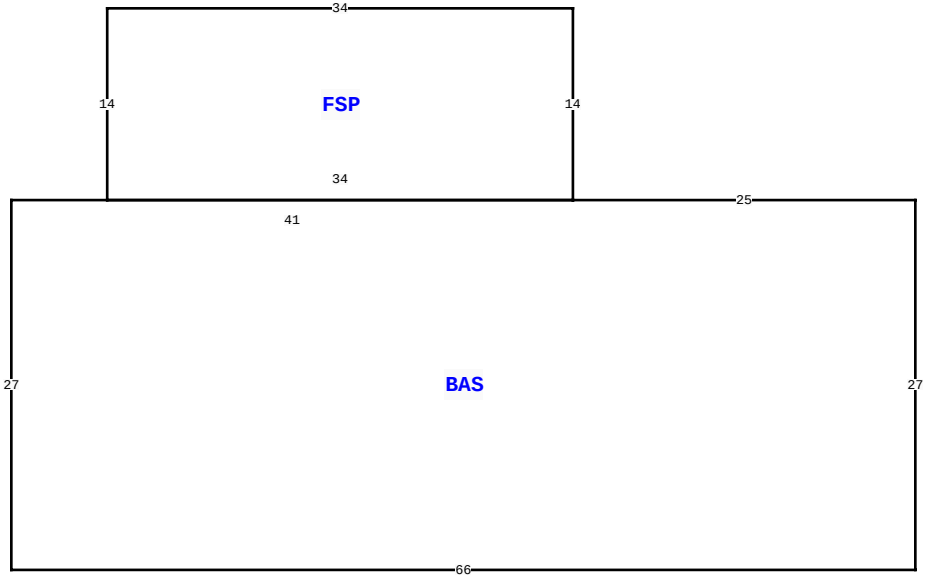
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 16416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | | 1,782 | 49,568 |
| FSP | 476 | 40 | | 190 | 5,285 |
| TOTALS | 2,258 | | | 1,972 | 54,853 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,972 | 115.9000 | 69.54 | 137,133 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2017 Heated Area: 1782 HX Base Yr 2017




404 SW TITANIUM CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 184,177 |
| TOTAL MARKET OB/XF VALUE | 12,900 |
| TOTAL LAND VALUE - MARKET | 22,240 |
| TOTAL MARKET VALUE | 219,317 |
| SOH/AGL Deduction | 83,501 |
| ASSESSED VALUE | 135,816 |
| TOTAL EXEMPTION VALUE | DH DHB HX HB 102,822 |
| BASE TAXABLE VALUE | 32,994 |
| TOTAL JUST VALUE | 219,317 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,711 |

XFOB:1:1: 1990 REDM MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35053 | M H | 626 | 03/15/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/516 | 12/06/2023 | QC | U | I | 11 | 100 |
| GRANTOR: LACALLE ARNALDO F | | | | | | |
| GRANTEE: LACALLE ARNALDO F | | | | | | |
| 1483/1130 | 1/25/2023 | QC | U | I | 11 | 100 |
| GRANTOR: LACALLE ARNALDO F | | | | | | |
| GRANTEE: LACALLE ARNALDO F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FSP= N14 W34 S14 E34$ W41 S27 E66 N27$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,600 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,900

| 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 | 100 | | A-1 | 0.00 | 0.00 | 2.78 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 22,240 | | | | | | | |

REVIEW DATE 07/09/2024 BY KS Total Acres: 2.78 Total Land Value: 22,240 Market: 0 Agricultural: 0 Common: 22,240 PRINTED 11/17/2026 BY SYS

THE E 324 FT OF THE W 531 FT OF S/D. A PORTION BEING IN SEC 17-4

LACALLE ARNALDO F/LACALLE ARNALDO V
406 SW TITANIUM CT
LAKE CITY, FL 32024

**2027**

**16-4S-16-03024-015**

## BUILDING CHARACTERISTICS

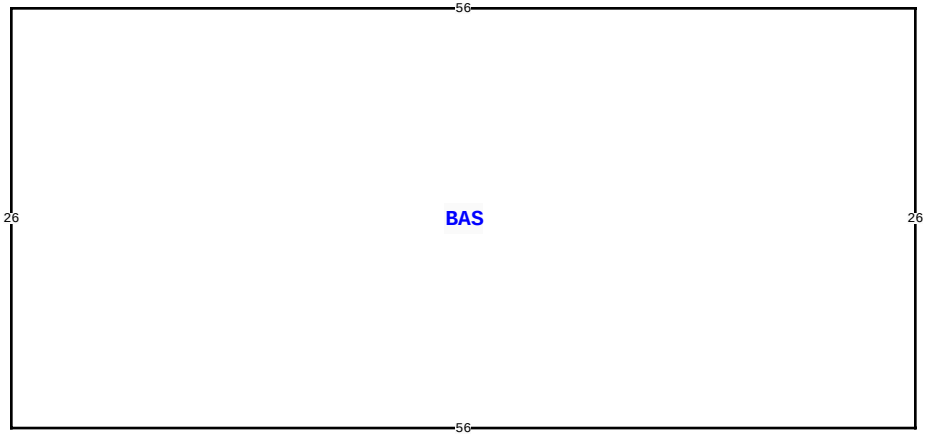
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 16416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 129,324 |
| TOTALS | 1,456 | | | 1,456 | 129,324 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,456 | 113.7000 | 105.74 | 153,957 | 2017 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

2 MANUF 1 100% - 2017 Heated Area: 1456 HX Base Yr 2017




404 SW TITANIUM CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 184,177 |
| TOTAL MARKET OB/XF VALUE | | 12,900 |
| TOTAL LAND VALUE - MARKET | | 22,240 |
| TOTAL MARKET VALUE | | 219,317 |
| SOH/AGL Deduction | | 83,501 |
| ASSESSED VALUE | | 135,816 |
| TOTAL EXEMPTION VALUE | DH DHB HX HB | 102,822 |
| BASE TAXABLE VALUE | | 32,994 |
| TOTAL JUST VALUE | | 219,317 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 220,711 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/516 | 12/06/2023 | QC | U | I | 11 | 100 |
| GRANTOR: LACALLE ARNALDO F | | | | | | |
| GRANTEE: LACALLE ARNALDO F | | | | | | |
| 1483/1130 | 1/25/2023 | QC | U | I | 11 | 100 |
| GRANTOR: LACALLE ARNALDO F | | | | | | |
| GRANTEE: LACALLE ARNALDO F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 07/09/2024 BY KS Total Acres: 2.78 Total Land Value: 22,240 Market: 0 Agricultural: 0 Common: 22,240 PRINTED 11/17/2026 BY SYS