COMM NE COR OF SEC, W 420 FT, S
POB, CONT S 767.50 FT, E 419.84
SEC, E 205.26 FT, N 767.50 FT, W

LIMA ROBSON BARROS/LIMA LETICIA XAVIER
350 SW COUNTRY LIVING CT
LAKE CITY, FL 32024

2027

16-4S-16-03024-052

BUILDING CHARACTERISTICS

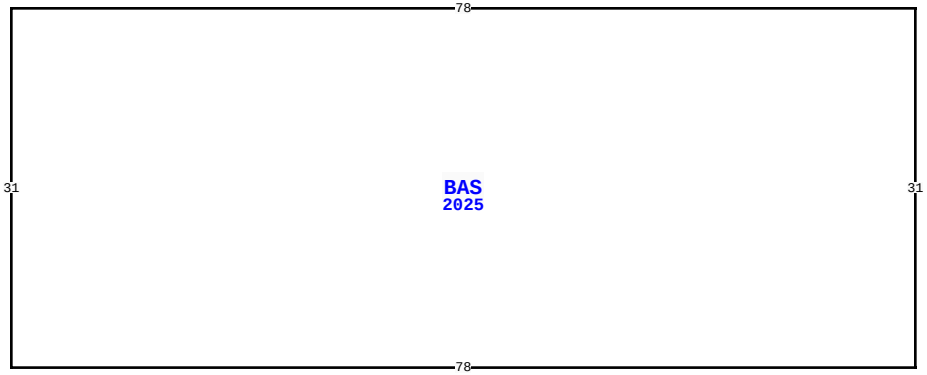
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100	2025	2,418	278,640
TOTALS	2,418			2,418	278,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,418	120.0000	118.80	287,258	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2025 Heated Area: 2418 HX Base Yr 2025



350 SW COUNTRY LIVING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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		349,502
TOTAL MARKET OB/XF VALUE		27,820
TOTAL LAND VALUE - MARKET		89,910
TOTAL MARKET VALUE		467,232
SOH/AGL Deduction		177,573
ASSESSED VALUE		289,659
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,248
TOTAL JUST VALUE		467,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052112	Mobile Home		01/17/2025
000048278	Mobile Home		09/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1101	6/19/2023	WD	Q	V	01	88,000

GRANTOR: BRANNAKA CHARLES D

GRANTEE: LIMA ROBSON BARROS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=23,15] E78 S31 W78 N31 $

.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	
3	0030	BARN,MT	0	100	24	30	720.00	UT	15.00	15.00	100	2025	2024		100	10,800	
4	0252	LEAN-TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2025	2024		100	1,260	
5	0252	LEAN-TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2025	2024		100	1,260	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 27,820

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					9.99	AC		1.00	1.00	1.00	9,000.00	9,000.00	89,910							
2	0200	C	MBL HM	0					0.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	0							

REVIEW DATE 03/10/2025 BY randall Total Acres: 10.99 Total Land Value: 89,910 Market: 0 Agricultural: 0 Common: 89,910 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, W 420 FT, S
POB, CONT S 767.50 FT, E 419.84
SEC, E 205.26 FT, N 767.50 FT, W

LIMA ROBSON BARROS/LIMA LETICIA XAVIER
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BUILDING CHARACTERISTICS

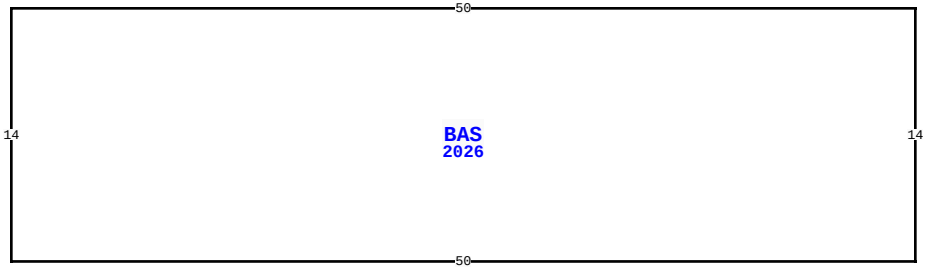
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2026	700	70,862
TOTALS	700			700	70,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	700	111.0000	106.56	74,592	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 0% - 2026 Heated Area: 700 HX Base Yr 2025



350 SW COUNTRY LIVING CT, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1494/1101	6/19/2023	WD	Q	V	01	88,000

GRANTOR: BRANNAKA CHARLES D

GRANTEE: LIMA ROBSON BARROS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,7] E50 S14 W50 N14 $
.

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 03/10/2025 BY randall Total Acres: 10.99 Total Land Value: 89,910 Market: 0 Agricultural: 0 Common: 89,910 PRINTED 11/17/2026 BY SYS