BEG NW COR OF SE1/4 OF SE1/4
OF NE1/4 OF SE1/4, RUN E
163.98 FT, S 280.43 FT TO N

ARMAS EDUARDO JR
736 SW TAMARACK LP
LAKE CITY, FL 32024-1015

**2027**

**16-4S-16-03035-000**

## BUILDING CHARACTERISTICS

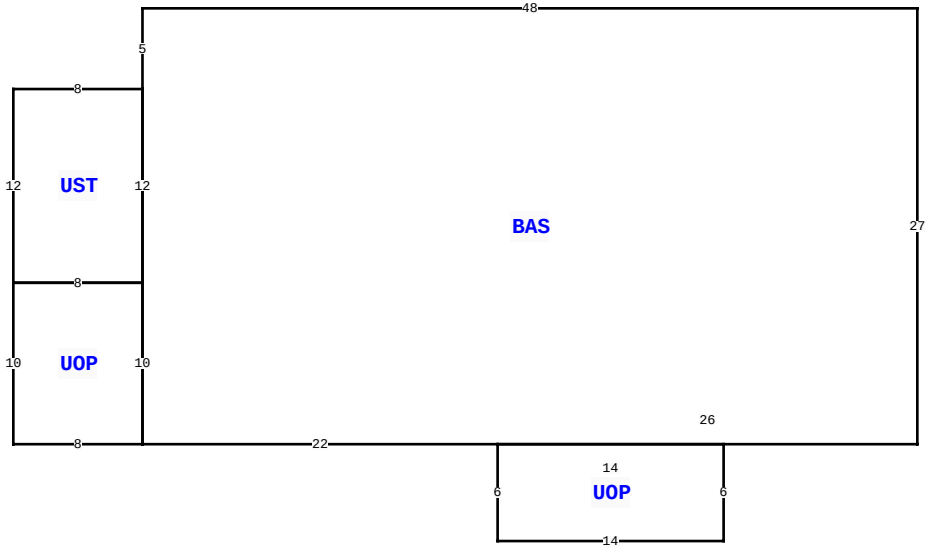
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 16416.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 78,158 |
| UOP | 80 | 25 | | 20 | 1,206 |
| UOP | 84 | 25 | | 21 | 1,267 |
| UST | 96 | 45 | | 43 | 2,593 |
| TOTALS | 1,556 | | | 1,380 | 83,224 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,380 | 117.9000 | 109.65 | 151,317 | 1996 | 1996 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 100% - 2015 Heated Area: 1296 HX Base Yr 2015




736 SW TAMARACK LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 70 | 1994 | 1994 | 3 | 70 | 756 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 300 | |
| 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 | 2007 | 2007 | 3 | 100 | 600 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,800 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 83,224 |
| TOTAL MARKET OB/XF VALUE | 11,756 |
| TOTAL LAND VALUE - MARKET | 13,130 |
| TOTAL MARKET VALUE | 108,110 |
| SOH/AGL Deduction | 54,985 |
| ASSESSED VALUE | 53,125 |
| TOTAL EXEMPTION VALUE | HX HB 28,125 |
| BASE TAXABLE VALUE | 25,000 |
| TOTAL JUST VALUE | 108,110 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,006 |

SALE:1:1: WITH 1983 SW & 1981 DW MH

XFOB:1:1: NEW MOON M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8619 | M H | 125 | 07/20/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1057/0700 | 8/26/2005 | WD | Q | I | | 68,900 |
| GRANTOR: JACK & JANICE AMBROSI | | | | | | |
| GRANTEE: EDUARDO ARMAS | | | | | | |
| 0825/2289 | 7/31/1996 | WD | Q | I | | 50,000 |
| GRANTOR: BYRON STRICKLAND | | | | | | |
| GRANTEE: JACK AMBROSINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S5 UST= W8 S12 E8 N12$ S12 UOP= W8 S10 E8 N10$ S10
E22 UOP= S6E14 N6 W14$ E26 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 11,756

| 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 | | 00 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,130 | | | | | | | |

REVIEW DATE 07/15/2024 BY KS Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 11/17/2026 BY SYS