COMM NW COR OF E1/2 OF SEC, RUN TO A FENCE LINE, S ALONG FENCE L FT, E 386.55 FT TO POB, CONT E 1

TONETTI VINCENT M/TONETTI CHRISTY
394 NW CARR CT
LAKE CITY, FL 32055

**2027**

**17-3S-16-02162-025**

## BUILDING CHARACTERISTICS

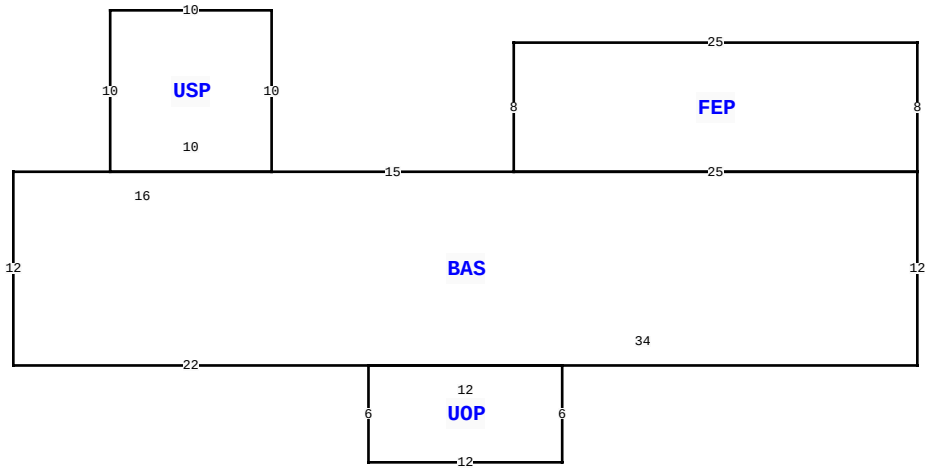
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 17316.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 14,647 |
| FEP | 200 | 85 | | 170 | 3,705 |
| UOP | 72 | 25 | | 18 | 392 |
| USP | 100 | 35 | | 35 | 763 |
| TOTALS | 1,044 | | | 895 | 19,508 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 895 | 90.8100 | 54.49 | 48,769 | 1971 | 1971 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2004 Heated Area: 672 HX Base Yr




394 NW CARR CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2026 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 | | | 3 | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 19,508 |
| TOTAL MARKET OB/XF VALUE | 7,800 |
| TOTAL LAND VALUE - MARKET | 4,080 |
| TOTAL MARKET VALUE | 31,388 |
| SOH/AGL Deduction | 18,858 |
| ASSESSED VALUE | 12,530 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,530 |
| TOTAL JUST VALUE | 31,388 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 31,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055535 | Roof Replacement | 17,500 | 04/22/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1440/1626 | 5/31/2021 | WD | U | V | 30 | 100 |

GRANTOR: TONETTI VINCENT M

GRANTEE: TONETTI VINCENT M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 USP= N10 W10 S10 E10$ W16 S12 E22 UOP= S6E12 N6 W12$ E34 N12 FEP= N8 W25 S8 E25$ W25$.

## LAND DESCRIPTION

TOTAL OB/XF 7,800

| 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 | | | 0.00 | 0.00 | 0.51 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 4,080 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 0.51 Total Land Value: 4,080 Market: 0 Agricultural: 0 Common: 4,080 PRINTED 11/17/2026 BY SYS