

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

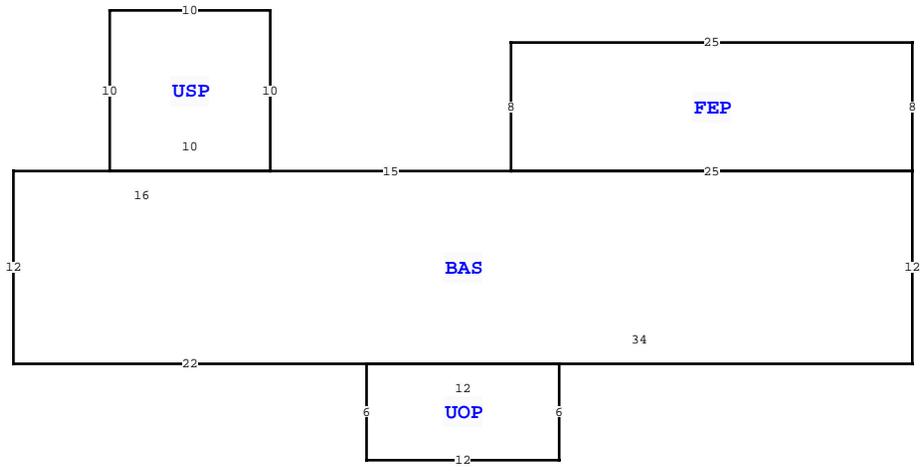
TONETTI VINCENT M/TONETTI CHRISTY  
394 NW CARR CT  
LAKE CITY, FL 32055

**2026**

17-3S-16-02162-025  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	01	FLAT 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectural	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	SUBAREA MARKET VALUE
BAS	672	100	14,647
FEP	200	85	3,705
UOP	72	25	392
USP	100	35	763
TOTALS	1,044		19,508

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	2004		48,769	1971	1971	0	0	60.00	40.00	Heated Area: 672 HX Base Yr	



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			19,997
ASSESSED VALUE			11,391
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,391
TOTAL JUST VALUE			31,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			30,623

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	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\$.	

EXTRA FEATURES																
L N	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							