LOT 19 FIVE POINTS ACRES S/D UNI
486-484, 1129-548, WD 1154-1335

SMITH LEONARD
205 NE CLARA GLN
LAKE CITY, FL 32055

2027

17-3S-17-04967-079

BUILDING CHARACTERISTICS

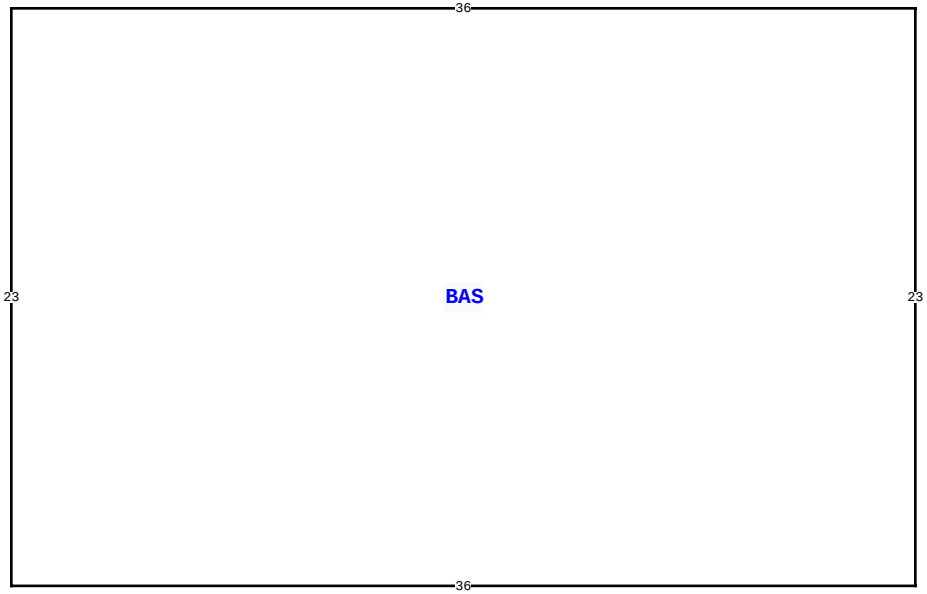
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100		828	37,757
TOTALS	828			828	37,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	828	88.2000	82.91	68,649	1988	1988	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2016 Heated Area: 828 HX Base Yr 2016



205 NE CLARA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		37,757
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		51,457
SOH/AGL Deduction		19,198
ASSESSED VALUE		32,259
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,259
TOTAL JUST VALUE		51,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32697	SFR	425	02/15/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/1335	7/07/2008	WD	Q	V		18,000
GRANTOR: TODD A & HEFFERY BLAI						
GRANTEE: LEONARD SMITH						
1129/0548	6/27/2007	QC	Q	V	01	100
GRANTOR: MICHAEL CARTER						
GRANTEE: TODD A & JEFFERY BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 E36 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 08/13/2015 BY DF Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2026 BY SYS