COMM NE COR OF SE1/4, RUN S
ALONG E LINE 120 FT, W 607.37
FT FOR POB, RUN W 242.50 FT,

SANDAGE JODY F/SANDAGE BRENDA H
524 SW TITANIUM CT
LAKE CITY, FL 32024

2027

17-4S-16-03050-019

BUILDING CHARACTERISTICS

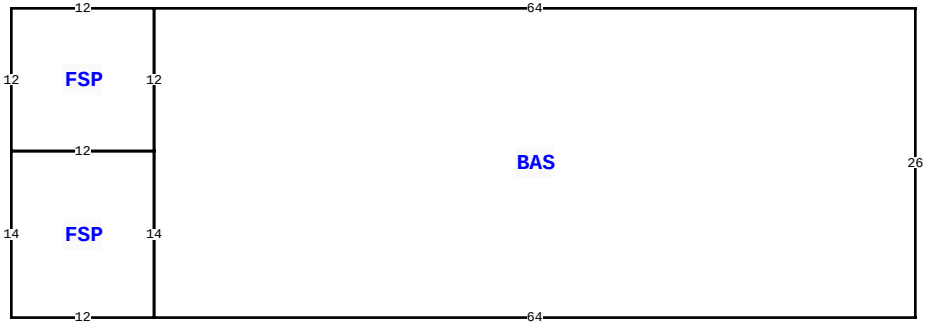
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	17416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	45,487
FSP	144	40		58	1,586
FSP	168	40		67	1,832
TOTALS	1,976			1,789	48,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,789	113.9000	68.34	122,260	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1664 HX Base Yr



524 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,904
TOTAL MARKET OB/XF VALUE		13,900
TOTAL LAND VALUE - MARKET		37,600
TOTAL MARKET VALUE		100,404
SOH/AGL Deduction		41,303
ASSESSED VALUE		59,101
TOTAL EXEMPTION VALUE	HX HB	34,101
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/1118	7/09/2003	WD	Q	I	04	8,500

GRANTOR: JOHN DEAS

GRANTEE: JODY F & BRENDA H S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 FSP= W12 S12 E12 N12$ S12 FSP= W12 S14 E12 N14$ S14E64 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,900

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,600							

REVIEW DATE 05/10/2019 BY KR Total Acres: 2.35 Total Land Value: 37,600 Market: 0 Agricultural: 0 Common: 37,600 PRINTED 11/16/2026 BY SYS