

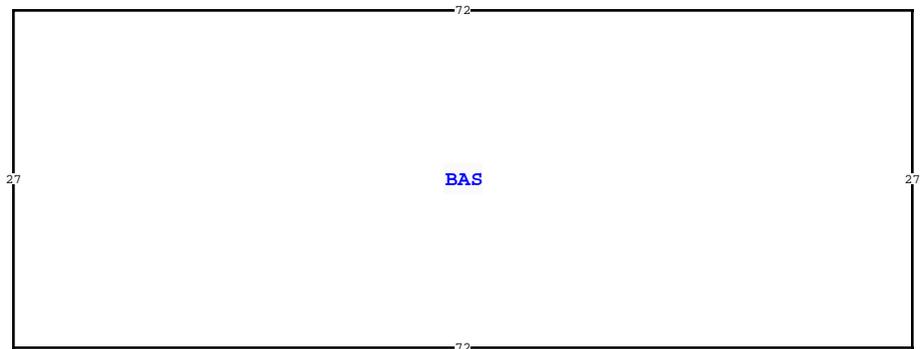
COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, CONT E 388.81 FT, S 525
R/W JAMIE RD, W'LY ALONG R/W 420

NELSON ARMINDA
373 NW JAMIE GLN
LAKE CITY, FL 32055-4911

2026

18-3S-17-05061-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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	07
NEIGHBORHOOD/LOC	18317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	
TOTALS	1,944		56,780

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	100% - 0		73.02	141,951	1990	1990		0	60.00	40.00												
			Heated Area: 1944			HX Base Yr																	
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				56,780		
TOTAL MARKET OB/XF VALUE				13,200		
TOTAL LAND VALUE - MARKET				23,156		
TOTAL MARKET VALUE				93,136		
SOH/AGL Deduction				48,790		
ASSESSED VALUE				44,346		
TOTAL EXEMPTION VALUE				98 HX HB 44,346		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				93,136		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				90,430		
XFOB:2:1: OLD MBL HOME USED AS STORAGE						
XFOB:1:1: MEADOW CREEK/CHAMPION MH						
LAND:1:1: LOW AREAS THRU OUT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
15173	PUMP/UTPOL	30	03/05/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1320	4/28/2021	LE	U	I	14	100
GRANTOR: NELSON ARMINDA D						
GRANTEE: NELSON ARMINDA D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W72 S27 E72 N27\$.						

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	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	2,400	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	

LAND DESCRIPTION												TOTAL OB/XF				13,200								
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	100		RSF-1	0.00	0.00	4.75	AC		1.00	1.00	0.75	6,500.00	4,875.00	23,156							