

COMM SE COR OF SEC 19, THENCE
W 1492.49 FT, N 1047.76 FT TO
POB, W 207.92 FT, N 209.98 FT,

FISHER SHANGA
362 SW MCGUIRE TER
LAKE CITY, FL 32024

2026

19-4S-16-03068-001

ELEMENT		CD	BUILDING CHARACTERISTICS	
			CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LAM/VNLPLK	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	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		02
NEIGHBORHOOD/LOC	19416.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,836	100		1,836
				SUBAREA MARKET VALUE
				191,302
TOTALS	1,836			1,836
				191,302

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100% - 2021									
				Heated Area: 1836				HX Base Yr	2021			
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE	05/08/2026 MLU			
				INC DATE				AG DATE				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			191,302	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			216,302	
SOH/AGL Deduction			72,382	
ASSESSED VALUE			143,920	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			92,509	
TOTAL JUST VALUE			216,302	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			222,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2123	10/22/2020	WD	U	V	11	100
GRANTOR: MINNIE JONES & SHIRLE						
GRANTEE: SHANGA FISHER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=47,18] E68 S27 W68 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
1	9945	Well/Sept	0	100	0	0			7,000.00	100		
TOTAL OB/XF 7,000												

LAND DESCRIPTION													TOTAL OB/XF 7,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	18,000.00	18,000.00	18,000							