

LOT 8 VILLA GRANADA S/D.
798-244, DC 1440-1867, WD 1440-1

CONTRERAS FAUSTINO ALTAMIRANO
649 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05395-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	08	SHT VINYL 100	
Interior Floor	00	N/A 0	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 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	07
NEIGHBORHOOD/LOC	20317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2026
TOTALS	924		924
			17,563

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%	- 2026		47.52	43,908	1985	1985	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2026 </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	17,563		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	5,390		
TOTAL MARKET VALUE	29,953		
SOH/AGL Deduction	0		
ASSESSED VALUE	29,953		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	29,953		
TOTAL JUST VALUE	29,953		
NCON VALUE	24,563		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	5,390		
SALE:1:1: LOT 8 VILLA GRANADA S/D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052555	Mobile Home		10/08/2025
000051182	Right-of-Way Acce		10/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/1871	6/23/2021	WD	Q	V	01	5,000
GRANTOR: BARRS EDNA O						
GRANTEE: CONTRERAS FAUSTINO						
0798/0244	11/17/1994	WD	Q	I		2,800
GRANTOR: PGBURN CAULIE C						
GRANTEE: BARRS GLEN R & EDNA						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00

TOTAL OB/XF																								
7,000																								
699 NE DOUBLE RUN RD, LAKE CITY																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=16,9] E66 S14 W66 N14 \$									

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	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	0			0.00	0.00	21,560.00	SF		1.00	1.00	0.50	0.50	0.25	5,390							