LOTS 1, 2, 15 & 16 BLOCK 6 RUBY
300-102, 663-597, 887-1439, FJ 1

GINN MARYLOU J/KELLER CHRISTINE R L
130 SW ASPEN GLN
LAKE CITY, FL 32024

2027

20-3S-17-05463-000

BUILDING CHARACTERISTICS

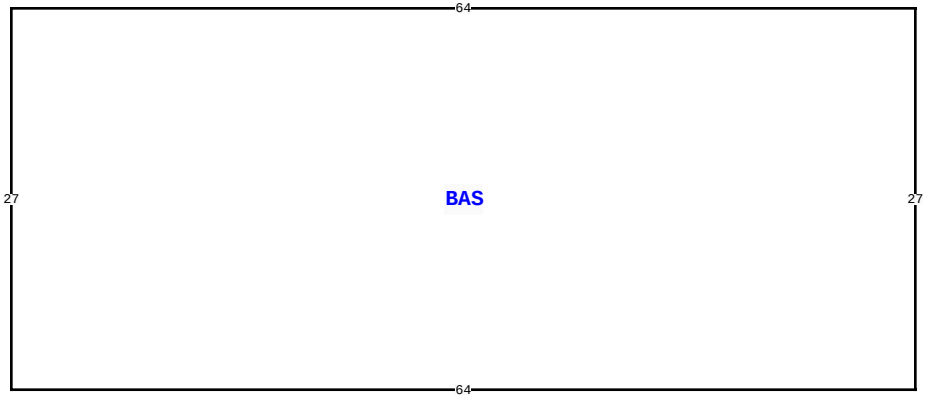
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	31,692
TOTALS	1,728			1,728	31,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	76.4235	45.85	79,229	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1728 HX Base Yr 2019



204 NW LAVADA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		31,692
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		4,058
TOTAL MARKET VALUE		45,250
SOH/AGL Deduction		17,621
ASSESSED VALUE		27,629
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,629
TOTAL JUST VALUE		45,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16861	M H	125	04/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1264	7/19/2018	WD	U	I	11	100
GRANTOR: MARYLOU J GINN						
GRANTEE: MARYLOU J GINN & CH						
1156/1848	8/06/2008	WD	Q	I	03	25,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MARY LOU JOHNS GINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

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	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
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	2015	2015	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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			0.00	0.00	32,467.00	SF		1.00	1.00	0.50	0.25	0.13	4,058							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.75 Total Land Value: 4,058 Market: 0 Agricultural: 0 Common: 4,058 PRINTED 11/17/2026 BY SYS