N1/2 OF SW1/4 OF SW1/4, EX RD
R/W. ALSO COMM SW COR OF SW1/4
RUN N 652.43 FT FOR POB, CONT

MCGUIRE HAYWARD/MCGUIRE NORA A
PO BOX 2212
LAKE CITY, FL 32056-2212

2027

20-4S-16-03077-004

BUILDING CHARACTERISTICS

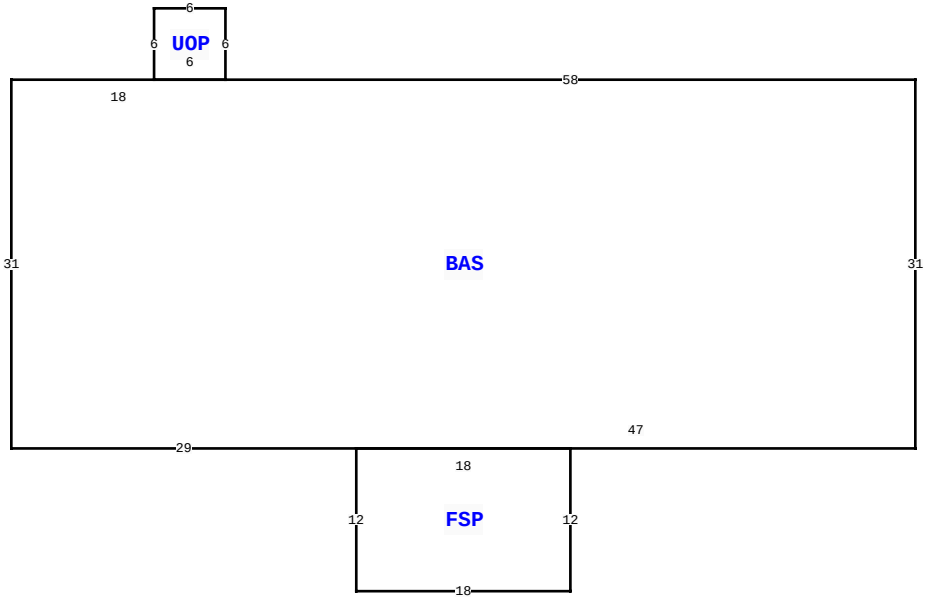
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	66,665
FSP	216	40		86	2,434
UOP	36	25		9	255
TOTALS	2,608			2,451	69,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,451	117.9000	70.74	173,384	2001	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 2356 HX Base Yr 2001



226 SW CURIOUS CT, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/04/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	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		69,354
TOTAL MARKET OB/XF VALUE		12,500
TOTAL LAND VALUE - MARKET		148,950
TOTAL MARKET VALUE		230,804
SOH/AGL Deduction		102,223
ASSESSED VALUE		128,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,170
TOTAL JUST VALUE		230,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20527	M H	0	03/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 UOP= N6 W6 S6 E6$ W18 S31 E29 FSP= S12 E18 N12 W18$E47 N31$.

LAND DESCRIPTION

TOTAL OB/XF 12,500

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		A-1	0.00	0.00	19.86	AC		1.00	1.00	1.00	7,500.00	7,500.00	148,950							

REVIEW DATE 04/15/2025 BY KS Total Acres: 19.86 Total Land Value: 148,950 Market: 0 Agricultural: 0 Common: 148,950 PRINTED 11/16/2026 BY SYS