

BEG SW COR OF NE1/4 OF SW1/4, RU
E 420 FT, S 199.30 FT TO N LINE
SW 1/4, CONT S 10.70 FT TO A PT

PRESNELL EDWARD MARTIN
371 SW FEDORA WAY
LAKE CITY, FL 32025-3167

2026

20-4S-17-08586-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	02
NEIGHBORHOOD/LOC	20417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		73,126

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	100% - 2015									Heated Area: 1216	HX Base Yr 2015												
<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>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	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				73,126		
TOTAL MARKET OB/XF VALUE				7,400		
TOTAL LAND VALUE - MARKET				32,320		
TOTAL MARKET VALUE				112,846		
SOH/AGL Deduction				57,920		
ASSESSED VALUE				54,926		
TOTAL EXEMPTION VALUE				HX HB 29,926		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				112,846		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				109,308		
SALE:1:1: 2.02 AC FAMILY TRANSACTION						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
21731	M H	357	04/13/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2474	4/26/2004	WD	Q	V	06	100
GRANTOR: ANNA Y LYNCH						
GRANTEE: EDWARD MARTIN PRESN						
0988/1438	7/09/2003	WD	Q	V	06	100
GRANTOR: ANNA THERESA LYNCH						
GRANTEE: ANNA Y LYNCH						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S16 E76 N16\$.						

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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	100		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,320							

REVIEW DATE																								
05/16/2017 BY BC Total Acres: 2.02 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 05/12/2026 BY SYS																								