S 150 FT OF N 300 OF EAST 320
FT OF SE1/4 OF NE1/4.
ORB 522-482, 712-408, 718-709,

PERELI MARK
260 SW PLUM CT
FORT WHITE, FL 32038

2026

21-3S-16-02215-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

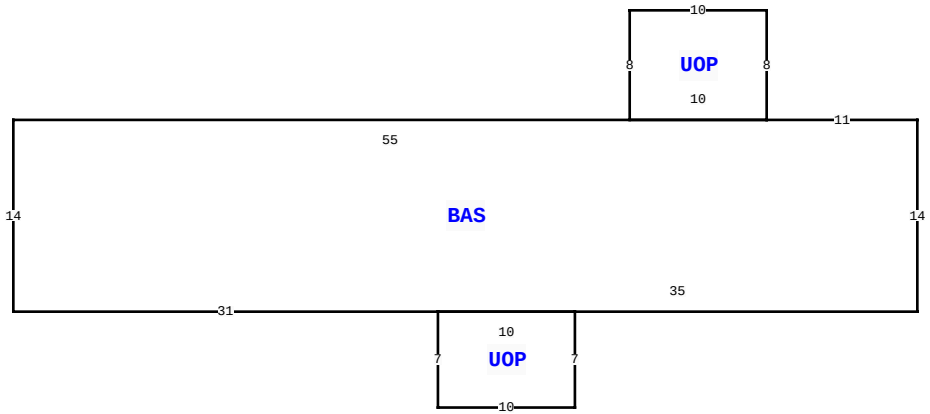
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,981
UOP	70	25		18	350
UOP	80	25		20	389
TOTALS	1,074			962	18,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	962	77.2200	48.65	46,801	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



2268 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,720
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	44,920
SOH/AGL Deduction	4,525
ASSESSED VALUE	40,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,395
TOTAL JUST VALUE	44,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,028

SALE:1:1: $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051744	Electrical Servic	0	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1077/2582	3/16/2006	WD	Q	I		34,000
GRANTOR: C & D REAL ESTATE INV						
GRANTEE: MARK PERELI						
1073/1023	2/06/2006	WD	U	I	08	17,500
GRANTOR: CHARLES H JOHNSON						
GRANTEE: C & D REAL ESTATE I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N8 W10 S8 E10$ W55 S14 E31 UOP= S7 E10 N7 W10$ E35 N14$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/06/2025 BY TW Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS