W1/2 OF N1/2 OF SW1/4 OF SW1/4
OF NE1/4 EX 30 FT OFF S SIDE
FOR RD R/W. (AKA LOT 10 OF AN

SAGE CHARLES EDWARD IV
263 NW YATES LP
LAKE CITY, FL 32055

2027

21-3S-16-02215-037

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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 01

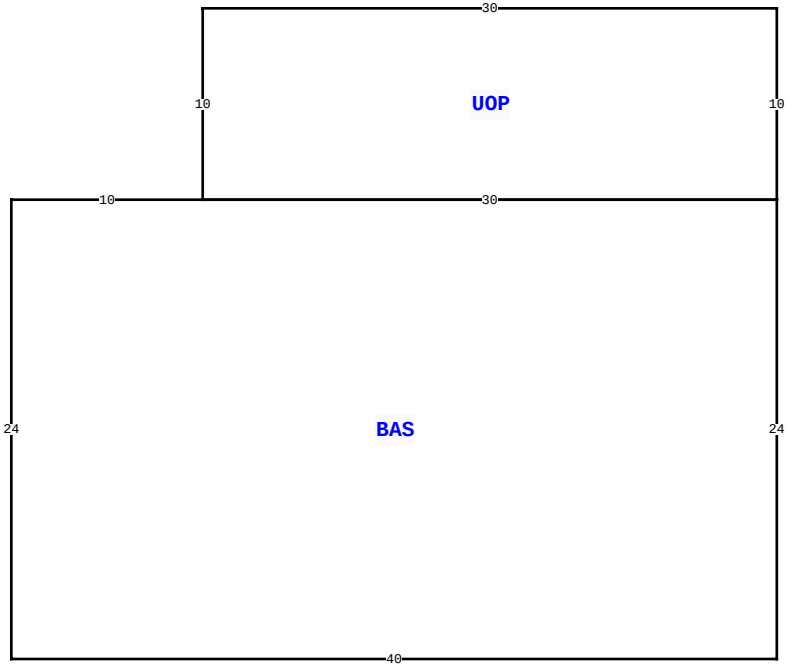
NEIGHBORHOOD/LOC 21316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	25,989
UOP	300	25		75	2,030
TOTALS	1,260			1,035	28,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,035	112.8000	67.68	70,049	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 960 HX Base Yr 2014



263 NW YATES LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		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	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	5.00	70	1993	1993	3	70	588	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		28,020
TOTAL MARKET OB/XF VALUE		9,188
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		72,208
SOH/AGL Deduction		31,845
ASSESSED VALUE		40,363
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,363
TOTAL JUST VALUE		72,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,208

SALE:2:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/2084	1/16/2013	CD	U	I	40	35,000
GRANTOR: PAUL EDWARD YOUNG						
GRANTEE: CHARLES EDWARD SAGE						
1037/0091	1/31/2005	WD	Q	I	04	100
GRANTOR: JOHN J LOCH						
GRANTEE: PAUL EDWARD YOUNG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S24 E40 N24 UOP= N10 W30 S10 E30$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 9,188

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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 07/05/2018 BY KR Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS