



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	21417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2026
TOTALS	2,280		119,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026	Heated Area: 2280		HX Base Yr					

BAS
2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			119,556
TOTAL MARKET OB/XF VALUE			16,700
TOTAL LAND VALUE - MARKET			116,050
TOTAL MARKET VALUE			252,306
SOH/AGL Deduction			48,087
ASSESSED VALUE			204,219
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			204,219
TOTAL JUST VALUE			252,306
NCON VALUE			136,256
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051050	Mobile Home		10/11/2024
000050407	Right-of-Way Acce		07/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0803	4/20/2018	WD	U	V	33	2,200
GRANTOR: PETER W GIEBEIG						
GRANTEE: ROSALINDA CABALLERO						
1353/2235	2/16/2018	WD	Q	V	01	46,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: ROSALINDA CABALLERO						

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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025
2	0030	BARN,MT	0	0	0	1.00	UT	8,500.00	8,500.00	100	2026	2025
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025

TOTAL OB/XF												
16,700												
885 SE RACETRACK LN, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=18,13] E76 S30 W76 N30 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.55	AC		1.00