LOT 5 BLAINE ESTATES PHASE 3.

MCCOOL ROBERT P SR
232 SW MASON LN
LAKE CITY, FL 32024

2027

22-4S-16-03090-305

BUILDING CHARACTERISTICS

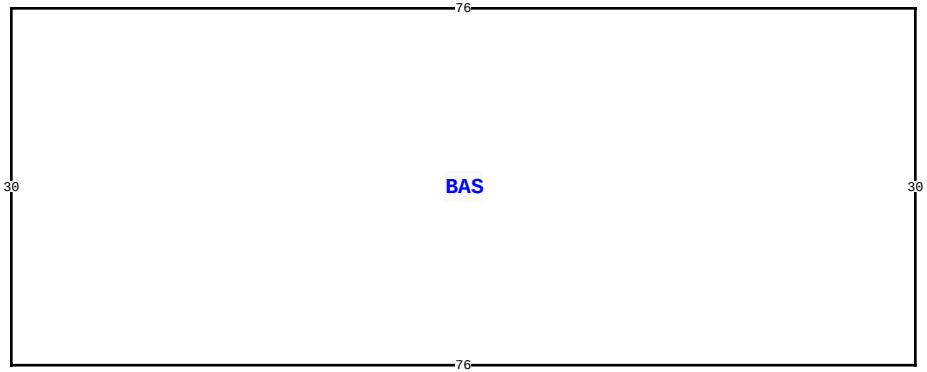
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	147,327
TOTALS	2,280			2,280	147,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 2280 HX Base Yr 2010



232 SW MASON LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	14	40	480.00	UT	14.00	14.00	100	2008	2008	3	100	6,720	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	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	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,425	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,327
TOTAL MARKET OB/XF VALUE		23,545
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		193,372
SOH/AGL Deduction		68,799
ASSESSED VALUE		124,573
TOTAL EXEMPTION VALUE	HX HB SX WR	106,411
BASE TAXABLE VALUE		18,162
TOTAL JUST VALUE		193,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044401	Roof Replacement	16,729	05/11/2022
27588	M H	584	01/22/2009
26906	TR/TRAILER	0	04/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/2302	6/20/2007	WD	Q	V		42,500

GRANTOR: CRAPPS, CHERRY TRUSTE

GRANTEE: ROBERT P SR & IRENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 23,545

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS