

BLOCK 28 MASON CITY S/D & ALSO T  
ST (VACATED) LYING N OF & CONTIG  
& ALSO W1/2 OF 2ND AVE WEST (VAC

GAINER PEARL  
325 SW ARMAND PLACE  
LAKE CITY, FL 32025

2026

22-5S-17-09340-009



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	22517.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	86,131
UOP	70	25		18	1,196
UOP	210	25		52	3,456
UOP	480	25		120	7,975
USP	200	35		70	4,652
TOTALS	2,256			1,556	103,411

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	1,556	115.9000	108.95	169,526	2009	2009	0	0	39.00	61.00

1 MANUF 1 100% - 2026 Heated Area: 1296 HX Base Yr 2026

325 SW ARMAND PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	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	0031	BARN,MT AE	0	100	24	30	720.00	UT	11.00	11.00	80	2009	2009	3	80	6,336	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

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	1.59	AC		1.00	1.00	1.00	14,000.00	14,000.00	22,260							

TOTAL OB/XF												15,736											
-------------	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--	--	--	--	--

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				103,411	
TOTAL MARKET OB/XF VALUE				15,736	
TOTAL LAND VALUE - MARKET				22,260	
TOTAL MARKET VALUE				141,407	
SOH/AGL Deduction				89,531	
ASSESSED VALUE				51,876	
TOTAL EXEMPTION VALUE				26,876	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				141,407	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				145,803	
XFOB:1:1: JEFRI MH					
PERMIT NUM					
DESCRIPTION					
AMT					
ISSUED					
27734	M H		375	04/08/2009	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1458	3/22/2024	QC	U	I	11	164,000
GRANTOR: DAVIS JAMES D						
GRANTEE: GAINER PEARL						
1085/2599	5/18/2006	WD	Q	I		61,000
GRANTOR: RANDALL B MCRAE						
GRANTEE: JAMES & SHARON DAVI						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W48 S27 UOP= S10 E48 N10 W48\$ E48 N27\$ UOP= N10 W21											
USP= W20 UOP= W7 S10 E7 N10\$ S10 E20 N10\$ S10 E21\$.											