

COMM SE COR BLOCK 50 MASON CITY
 FT, N 305.07 FT, E 154.5 FT, S 1
 FT, S 152.5 FT TO POB, EX THE N

PERKINS GRADY H/PERKINS KEVIN
 252 SW BLOOMINGTON TER
 LAKE CITY, FL 32025

2026

22-5S-17-09340-018



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	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
Architectural	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
BAS	1,620	100	
UOP	192	25	
UOP	336	25	
UOP	384	25	
TOTALS	2,532		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
0800	02	1,848	117.9000	70.74	130,728	1982	1982	0	0	10	60.00	30.00													
1 MOBILE HME 0% - 0																									
Heated Area: 1620 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			39,218
TOTAL MARKET OB/XF VALUE			9,700
TOTAL LAND VALUE - MARKET			18,445
TOTAL MARKET VALUE			67,363
SOH/AGL Deduction			4,285
ASSESSED VALUE			63,078
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			63,078
TOTAL JUST VALUE			67,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044769	Storage Building	32,000	06/23/2022
000044408	Electrical Servic	0	05/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1819	4/05/2002	WD	Q	I	01	14,500
GRANTOR: T HOWARD						
GRANTEE: GRADY & KEVIN PERKI						
0885/1077	7/27/1999	WD	Q	I		25,500
GRANTOR: E CATAFFO						
GRANTEE: T HOWARD						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF													
9,700													

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 UOP= N12 W16 S12 E16\$ W42 S27 UOP= S12 E28 N12 W28\$ E28 UOP= S12 E32 N12 W32\$ E32 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.55	AC		1.00	1.00	0.85	14,000.00	11,900.00	18,445							