LOTS 8 THRU 13 BLOCK 30 MASON CI

680-389, DC 834-787, 837-1581, 8

THARP DOROTHY
256 SW ARMAND PLACE
LAKE CITY, FL 32025

2027

22-5S-17-09340-020

BUILDING CHARACTERISTICS

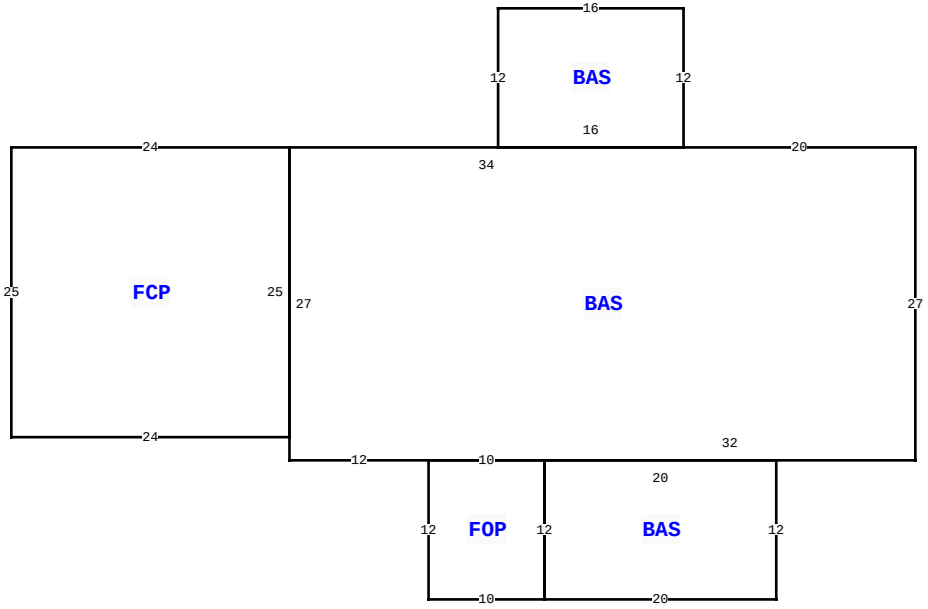
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	192	100		192	5,387
BAS	240	100		240	6,734
BAS	1,458	100		1,458	40,906
FCP	600	25		150	4,208
FOP	120	35		42	1,178
TOTALS	2,610			2,082	58,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,082	116.9000	70.14	146,031	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1890 HX Base Yr 2003



256 SW ARMAND PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,412
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		17,935
TOTAL MARKET VALUE		84,447
SOH/AGL Deduction		42,404
ASSESSED VALUE		42,043
TOTAL EXEMPTION VALUE	HX HB SX WX	42,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,447

XFOB:1:1: PALM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2081	9/04/2025	LE	U	I	14	100
GRANTOR: THARP DOROTHY						
GRANTEE: THARP DOROTHY (ENH						
1265/2565	11/21/2013	LE	U	I	11	100
GRANTOR: DOROTHY THARP (LIFE E						
GRANTEE: JAMES T THARP JR, J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N12 W16 S12 E16$ W34 FCP= W24 S25 E24 N25$ S27 E12 FOP= S12 E10 N12 W10$ E10 BAS= S12 E20 N12 W20$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	170.00	240.00	0.94	AC		1.00	1.00	1.06	18,000.00	19,080.00	17,935							

REVIEW DATE 08/23/2017 BY BC Total Acres: 0.94 Total Land Value: 17,935 Market: 0 Agricultural: 0 Common: 17,935 PRINTED 11/17/2026 BY SYS