LOTS 1 & 20 BLK 30 & LOTS 12
& 13 BLK 31 MASON CITY S/D &
THAT PORTION OF FIRST AVE

MOBLEY CHARLES W
168 SW ARMAND PL
LAKE CITY, FL 32025

2027

22-5S-17-09340-025

BUILDING CHARACTERISTICS

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 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

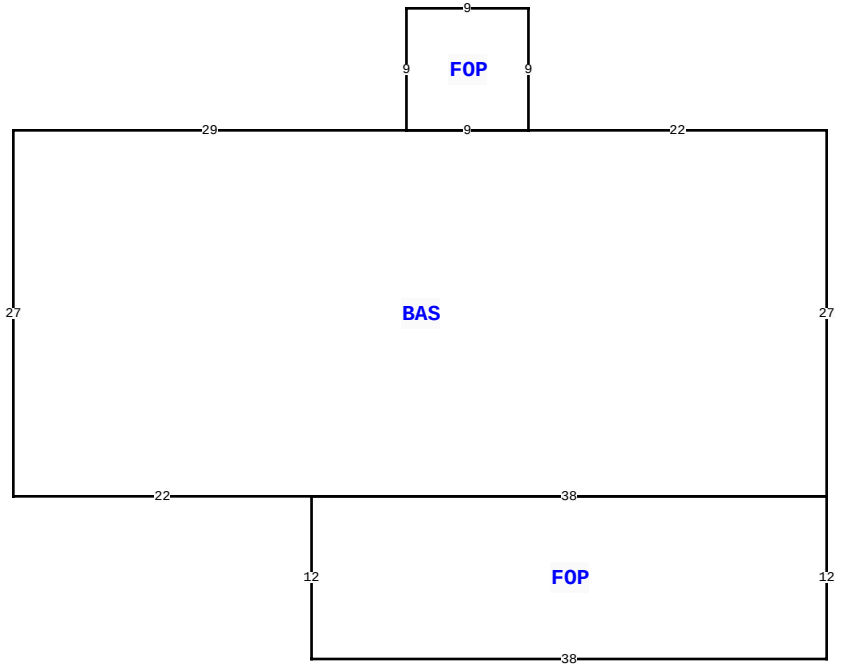
NEIGHBORHOOD/LOC 22517.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
FOP	81	35		28	779
FOP	456	35		160	4,450
TOTALS	2,157			1,808	50,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,808	115.9000	69.54	125,728	1986	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1620 HX Base Yr 2006



168 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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,291
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	17,696
TOTAL MARKET VALUE	78,687
SOH/AGL Deduction	17,829
ASSESSED VALUE	60,858
TOTAL EXEMPTION VALUE	21 HX HB 60,858
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	78,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,687

SALE:2:1: .87 AC /REPLACING AGREEMENT/ /MH/

SALE:1:1: MH IN MASON CITY WITH PP

XFOB:1:1: CYPRESS/HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052057	Remodel	4,171	01/14/2025
000051160	Electrical Servic	0	10/21/2024
000044905	Remodel	42,214	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0709	9/08/2011	QC	U	I	11	100
GRANTOR: LAWONDA L BELL						
GRANTEE: CHARLES W MOBLEY						
0885/1745	8/03/1999	WD	Q	I		53,000
GRANTOR: MARTIN						
GRANTEE: MOBLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S27 E22 FOP= S12 E38 N12 W38$ E38 N27 W22 FOP= N9 W9 S9 E9$ W9$.

LAND DESCRIPTION

TOTAL OB/XF 10,700

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		00	158.00	240.00	0.87	AC		1.00	1.00	1.13	18,000.00	20,340.00	17,696							

REVIEW DATE 02/13/2025 BY TW Total Acres: 0.87 Total Land Value: 17,696 Market: 0 Agricultural: 0 Common: 17,696 PRINTED 11/17/2026 BY SYS