

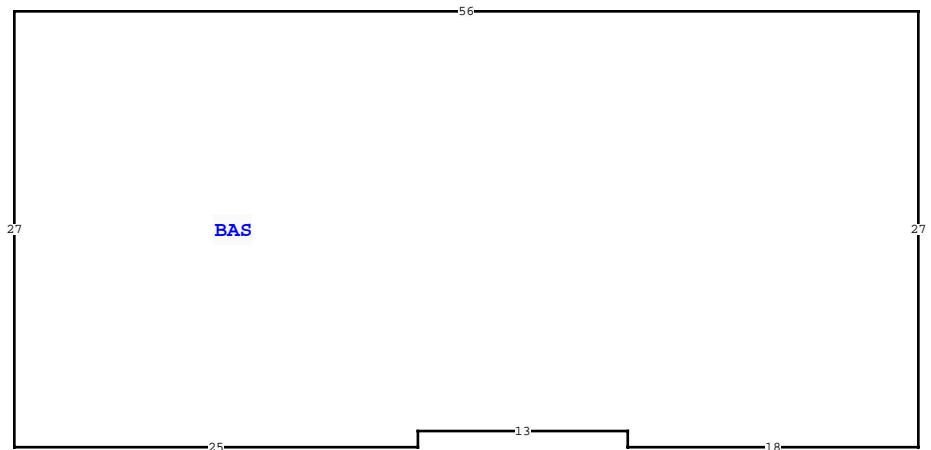
THE N1/2 OF BLOCK 54 MASON CITY
 CT 955-2589, WD 1008-1567, WD 10

ORTIZ RAFAEL DAVID JR/ORTIZ KAREN MARIE
 290 SW DISCOVERY PL
 LAKE CITY, FL 32025

2026

22-5S-17-09340-061


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	08	SHT VINYL	20
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	04	04	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	1,499	100	
TOTALS	1,499		1,499
			156,031

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area: 1499				HX Base Yr 2026				
<div style="border: 1px solid black; padding: 10px; text-align: center;">  <p>BAS</p> </div>												
290 SW DISCOVERY PL, LAKE CITY												
			BLD DATE				LGL DATE	05/06/2026 MLU				
			XF DATE				LAND DATE					
			INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,031	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		30,240	
TOTAL MARKET VALUE		190,471	
SOH/AGL Deduction		0	
ASSESSED VALUE		190,471	
TOTAL EXEMPTION VALUE		HX HB 13 190,471	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		190,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053160	Remodel	12,495	05/20/2025
000051159	Electrical Servic	0	10/21/2024
25890	M H	364	06/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1607	11/08/2023	WD	Q	I	01	220,000
GRANTOR: GASKINS DANIEL W						
GRANTEE: ORTIZ RAFAEL DAVID						
1118/0509	4/27/2007	WD	Q	V	01	100
GRANTOR: SAMMY L & TINA REDD						
GRANTEE: DANIEL & JOSIE GASK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E25 N1 E13 S1 E18 N27\$.	

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	0080	DECKING	0	100	0	0			0.00	100	2013	2013	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	1,200	
3	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0			0.00	100	2017	2017	3	100	500	
TOTAL OB/XF 4,200																

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.16	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,240							