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

2027

22-5S-17-09340-061

BUILDING CHARACTERISTICS

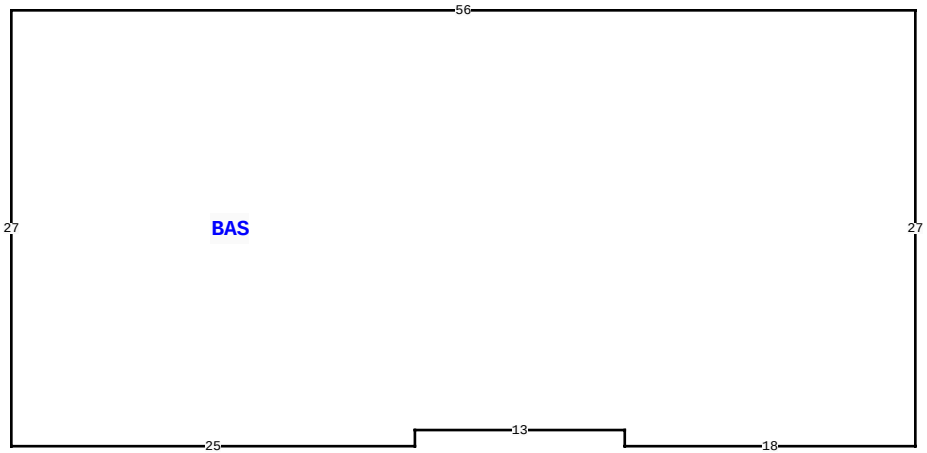
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100		1,499	148,311
TOTALS	1,499			1,499	148,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,499	130.4600	125.24	187,735	1994	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2026 Heated Area: 1499 HX Base Yr 2026



290 SW DISCOVERY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,311
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		30,240
TOTAL MARKET VALUE		182,751
SOH/AGL Deduction		0
ASSESSED VALUE		182,751
TOTAL EXEMPTION VALUE	HX HB 13	182,751
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		182,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,301

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0.00	0.00	2.16	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,240							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 2.16 Total Land Value: 30,240 Market: 0 Agricultural: 0 Common: 30,240 PRINTED 11/17/2026 BY SYS