THE E 1/2 OF N1/2 OF BLOCK 49 MA
ORB 977-634, WD 1051-1287, WD 10

RAINBOLT RONALD/RAINBOLT LINDA
176 SW CAVALRY PL
LAKE CITY, FL 32025

2027

22-5S-17-09340-156

BUILDING CHARACTERISTICS

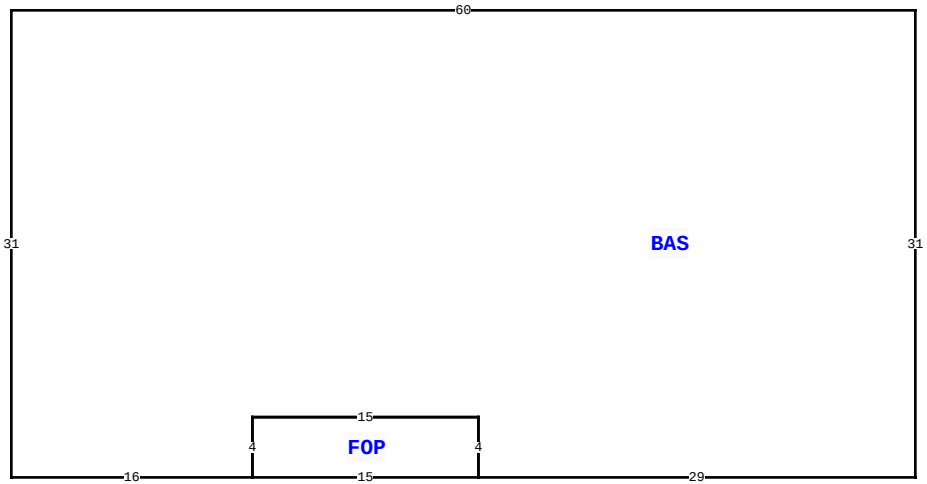
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,800	100		1,800	113,157
FOP	60	35		21	1,320
TOTALS	1,860			1,821	114,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,821	122.9000	114.30	208,140	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1800 HX Base Yr 2008



176 SW CAVALRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	114,477
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	19,530
TOTAL MARKET VALUE	143,907
SOH/AGL Deduction	74,610
ASSESSED VALUE	69,297
TOTAL EXEMPTION VALUE	HX HB 44,297
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	143,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049771	Roof Replacement	3,830	05/09/2024
25906	M H	389	06/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/1761	8/05/2005	WD	U	V	09	30,900
GRANTOR: RODGER N BUTLER						
GRANTEE: RONALD & LINDA RAIN						
1051/1287	5/27/2005	WD	Q	V		12,500
GRANTOR: PARKER PROPERTIES						
GRANTEE: RODGER N BUTLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E16 FOP= E15 N4 W15 S4$ N4 E15 S4 E29 N31$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,530							

REVIEW DATE 05/21/2024 BY jerry Total Acres: 1.09 Total Land Value: 19,530 Market: 0 Agricultural: 0 Common: 19,530 PRINTED 11/17/2026 BY SYS