COMM NE COR OF SW1/4, W 308.29
FT TO W R/W OF SW SISTERS
WELCOME RD, CONT W 375.75 FT,

TONETTI FRANK JOHN 11
151 SW WHITESHIRE
LAKE CITY, FL 32024

2027

23-4S-16-03100-011

BUILDING CHARACTERISTICS

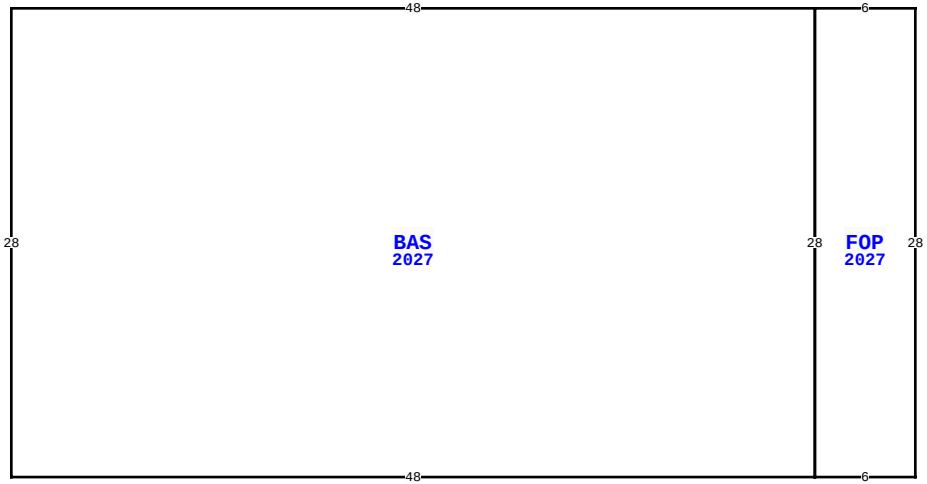
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2027	1,344	138,416
FOP	168	35	2027	59	6,076
TOTALS	1,512			1,403	144,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,403	113.0000	105.09	147,441	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1344 HX Base Yr



264 SW STEEDLEY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 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
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0030	BARN,MT	0	0	0	0	900.00	UT	15.00	15.00	100	2024	2023		100	13,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,492
TOTAL MARKET OB/XF VALUE	21,500
TOTAL LAND VALUE - MARKET	8,500
TOTAL MARKET VALUE	174,492
SOH/AGL Deduction	0
ASSESSED VALUE	174,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,492
TOTAL JUST VALUE	174,492
NCON VALUE	151,492
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056386	Mobile Home		09/28/2026
000047008	Storage Building	20,000	04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1415	3/08/2016	WD	Q	V	01	8,000
GRANTOR: DAISY RASHEED						
GRANTEE: FRANK JOHN TONETTI						
1292/0537	3/02/2015	QC	U	V	11	100
GRANTOR: BARBARA A BOSKET-TATE						
GRANTEE: DAISY RASHEED (WIDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,8] E48 S28 W48 N28 $
FOP=[YR=2027;ORIG=64,8] E6 S28 W6 N28 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,500

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 10/07/2026 BY scarlet Total Acres: 1.00 Total Land Value: 8,500 Market: 0 Agricultural: 0 Common: 8,500 PRINTED 11/17/2026 BY SYS