

(AKA W 6 AC LOT 27 BUIE'S TRACT
THE S 265.15 FT OF NE1/4 OF SE1/
EX E 328.57 FT.

GANDER DENNIS D/YARBROUGH BETTY JO
393 SW TALL PINE CT
LAKE CITY, FL 32024

2026

24-4S-15-00384-053
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	24415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FOP	360	35	
TOTALS	1,800		1,566 93,839

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2016	Heated Area: 1440		HX Base Yr 2016				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12 48</p> <p>30 FOP 30 BAS 30</p> <p>12 48</p> </div>											
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			93,839
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			72,720
TOTAL MARKET VALUE			170,559
SOH/AGL Deduction			88,087
ASSESSED VALUE			82,472
TOTAL EXEMPTION VALUE	HX HB SX VX VP		82,472
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			170,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046116	Roof Replacement	8,250	12/15/2022
11946	M H	125	12/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2798	4/30/2015	WD	Q	I	01	71,700
GRANTOR: WILLIAM DONALD SPAGNO						
GRANTEE: DENNIS D GANDER & B						
1273/0303	4/15/2014	PB	U	I	19	0
GRANTOR: CLERK OF COURT (SALVA)						
GRANTEE: WILLIAM DONALD SPAG						

EXTRA FEATURES															
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	9946	Well	0	100	0	0	1.00	4,000.00	4,000.00	100		3	100	4,000	

LAND DESCRIPTION												TOTAL OB/XF				4,000								
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	6.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,720							

BUILDING NOTES											
<p>BAS= W48 FOP= W12 S30 E12 N30\$ S30 E48 N30\$.</p>											

REVIEW DATE 05/13/2025 BY ks																								
Total Acres: 6.06					Total Land Value: 72,720					Market: 0					Agricultural: 0					Common: 72,720				