

(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
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BUILDING CHARACTERISTICS	
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
BAS	1,440
FOP	360
TOTALS	1,800

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			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026 MLU					

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,828
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			72,720
TOTAL MARKET VALUE			172,548
SOH/AGL Deduction			90,076
ASSESSED VALUE			82,472
TOTAL EXEMPTION VALUE	HX HB SX VX VP	82,472	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			172,548
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	UT 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											
BAS= W48 FOP= W12 S30 E12 N30\$ S30 E48 N30\$.											

REVIEW DATE 05/13/2025 BY ks																								
Total Acres: 6.06					Total Land Value: 72,720					Market: 0					Agricultural: 0					Common: 72,720				
PRINTED 05/13/2026 BY SYS																								