

PARCEL F SHIRLEY GOROSPE TRACT (COMM NE COR OF SEC, S 1605.53 FT W R/W OF SW ICHTETUCKNEE AVE & P

LEWIS JUSTIN CHRISTOPHER/LEWIS ERIN FRANCES PO BOX 1154 LAKE CITY, FL 32056

2026

24-5S-15-00469-106



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		4		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	24515.02		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2025	2,356	269,908
TOTALS	2,356			2,356	269,908

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	100% - 2025		275,416	2024	2024	0	0	2.00	98.00													
				Heated Area: 2356				HX Base Yr	2025															
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 31 31 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2025</p> </div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/07/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/07/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			269,908
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			371,908
SOH/AGL Deduction			117,114
ASSESSED VALUE			254,794
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			198,383
TOTAL JUST VALUE			371,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049236	Mobile Home		02/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/923	11/20/2023	TR	Q	V	01	110,000
GRANTOR: GOROSPE SHIRLEY A AS						
GRANTEE: LEWIS JUSTIN CHRIST						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=16,12] E76 S31 W76 N31 \$												

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000								