

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

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

2026

24-5S-15-00469-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	03	100
Kitchen Adjus	01	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
BAS	2,356	100	2025
TOTALS	2,356		2,356

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	Heated Area: 2356					HX Base Yr	2025
TOTALS	2,356		2,356	262,058							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			262,058
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			379,058
SOH/AGL Deduction			124,264
ASSESSED VALUE			254,794
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			198,383
TOTAL JUST VALUE			379,058
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						

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2025

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2024		100	7,000	

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	11,000.00	11,000.00	110,000								