

BEG NW COR OF SE1/4, RUN W
464.89 FT, S 983.88 FT, W
464.90 FT, N 989.47 FT TO POB.

CORMIER JOHN R III/CORMIER URSULA
595 SW INFINITY PL
LAKE CITY, FL 32024

2026

24-5S-16-03707-010


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	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	24516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2026
TOTALS	1,620		188,369

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	3	100%	-	2026							
				Heated Area:	1620			HX Base Yr	2007			

BAS
2026

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			188,369	
TOTAL MARKET OB/XF VALUE			14,000	
TOTAL LAND VALUE - MARKET			115,830	
TOTAL MARKET VALUE			318,199	
SOH/AGL Deduction			77,749	
ASSESSED VALUE			240,450	
TOTAL EXEMPTION VALUE	HX HB VX		56,411	
BASE TAXABLE VALUE			184,039	
TOTAL JUST VALUE			318,199	
NCON VALUE			190,369	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			130,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054204	Mobile Home		10/06/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/1226	6/12/2006	WD	U	V	08	18,000

GRANTOR: SUBRANDY LIMITED
GRANTEE: JOHN R III & URSULA

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=-57,-26] E60 S27 W60 N27 \$	

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
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000
5	9947	Septic	0	100	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000
8	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2009	2009	3	100	200
9	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	1,800
11	0081	DECKING WI	0	100	0	0	0	1.00	UT 600.00	600.00	100	2026	2025		100	600
12	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 800.00	800.00	100	2026	2025		100	800
13	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 600.00	600.00	100	2026	2025		100	600

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	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	10.53	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,830								