COMM NE COR OF SW1/4, RUN S 1049
W 528.58 FT FOR POB, S 965.90 FT
452.68 FT, N 962.49 FT TO S LINE

BOYETT JAMES D/BOYETT DIANA L
486 SW INFINITY PL
LAKE CITY, FL 32024

2027

24-5S-16-03707-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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

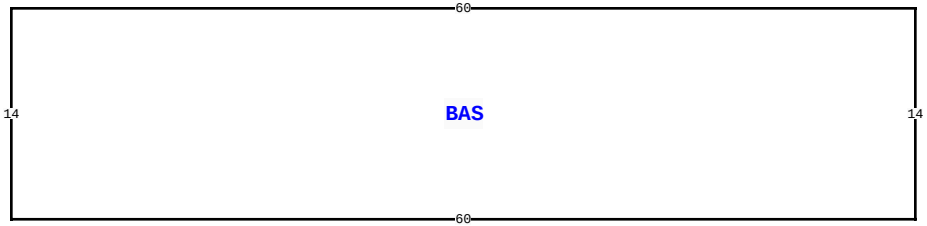
NEIGHBORHOOD/LOC 24516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	19,938
TOTALS	840			840	19,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	98.9000	59.34	49,846	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 840 HX Base Yr 2001



486 SW INFINITY PL, LAKE CITY

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

EXTRA FEATURES

LN	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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	2000	2000	3	50	200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,938
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		147,158
SOH/AGL Deduction		85,585
ASSESSED VALUE		61,573
TOTAL EXEMPTION VALUE	HX HB	36,573
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054450	Roof Replacement	14,000	11/11/2025
28195	M H	694	11/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/1736	10/15/2000	WD	Q	V	03	22,000

GRANTOR: SUBRANDY LTD PARTNERS

GRANTEE: BOYETT (WD REPL UNR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 03/06/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS