COMM NE COR OF SW1/4, RUN S 1049
W 77.49 FT FOR POB RUN S 969.30
BNDRY OF PARADISE SOUTH S/D, RUN

ROBERTS JOHN CARLTON
602 SW INFINITY PLACE
LAKE CITY, FL 32024

**2027**

**24-5S-16-03707-025**

## BUILDING CHARACTERISTICS

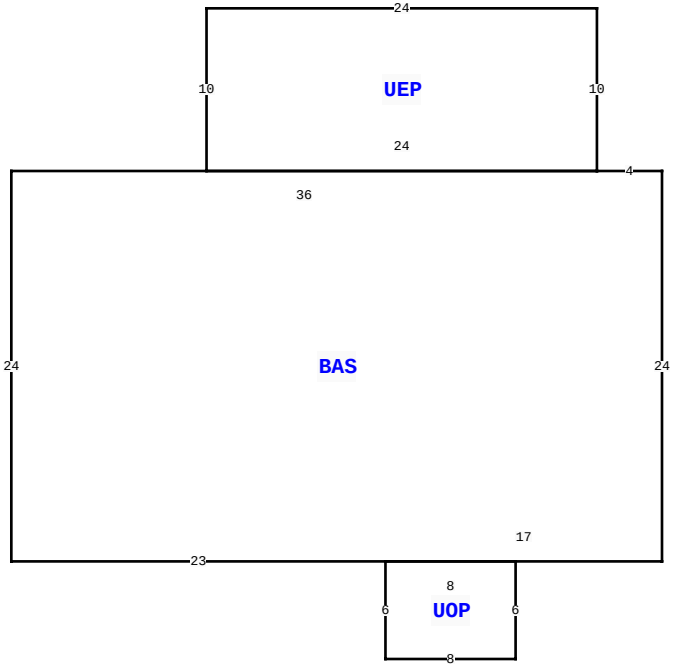
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 960 | 100 | | 960 | 26,934 |
| UEP | 240 | 70 | | 168 | 4,714 |
| UOP | 48 | 25 | | 12 | 337 |
| TOTALS | 1,248 | | | 1,140 | 31,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,140 | 116.9000 | 70.14 | 79,960 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 1996 Heated Area: 960 HX Base Yr 1996




602 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 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 5.00 | 5.00 | 100 | 1995 | 1995 | 3 | 100 | 1,800 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 6 | 8 | 48.00 | UT | 5.00 | 5.00 | 100 | 1995 | 1995 | 3 | 100 | 240 | |
| 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 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 1995 | 1995 | 3 | 100 | 600 | |
| 5 | 0030 | BARN,MT | 0 | 0 | 30 | 30 | 900.00 | UT | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 100 | 9,000 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 16 | 30 | 480.00 | UT | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 100 | 1,920 | |
| 7 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 31,984 |
| TOTAL MARKET OB/XF VALUE | | 20,760 |
| TOTAL LAND VALUE - MARKET | | 110,220 |
| TOTAL MARKET VALUE | | 162,964 |
| SOH/AGL Deduction | | 77,048 |
| ASSESSED VALUE | | 85,916 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 34,505 |
| TOTAL JUST VALUE | | 162,964 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,964 |

BLDG:1:1: GREE MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0815/2267 | 12/01/1995 | WD | U | V | 12 | 17,900 |

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: JOHN CARLTON ROBERT

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 UEP= N10 W24 S10 E24$ W36 S24 E23 UOP= S6E8 N6 W8$ E17 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 20,760

| 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 | 0102 | C | SFR/MH | 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