W1/2 OF THE FOLLOWING: COMM NW C
NW1/4, RUN E 717.13 FT, E 950.10
FT, W 490.71 FT FOR POB, S 481.2

GOAD GARRETTE/GOAD VERNON III
243 SW INFINITY PL
LAKE CITY, FL 32024-1311

2027

24-5S-16-03707-036

BUILDING CHARACTERISTICS

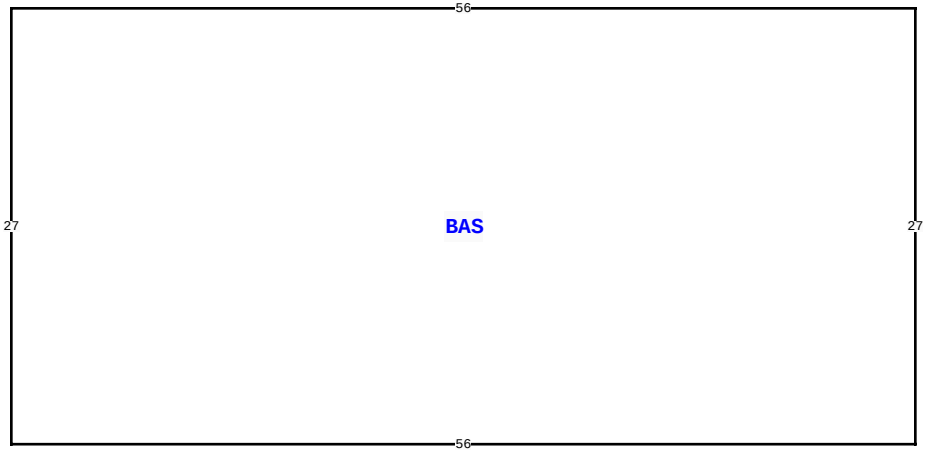
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	1,512	100		1,512	137,888
TOTALS	1,512			1,512	137,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	102.1500	98.06	148,267	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 1512 HX Base Yr 2022



243 SW INFINITY PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,888
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		28,224
TOTAL MARKET VALUE		173,112
SOH/AGL Deduction		36,534
ASSESSED VALUE		136,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,167
TOTAL JUST VALUE		173,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042342	Mobile Home		07/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/979	6/28/2021	WD	U	V	11	100
GRANTOR: GOAD VERNON III						
GRANTEE: GOAD GARRETTE						
1434/2172	2/25/2021	WD	U	V	30	100
GRANTOR: GOAD VERNON III						
GRANTEE: GOAD GARRETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,9] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	2.52	AC		1.00	1.00	0.80	14,000.00	11,200.00	28,224							

REVIEW DATE 09/16/2021 BY JB Total Acres: 2.52 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 11/16/2026 BY SYS