LOT 3 PARADISE SOUTH S/D.
783-303, 831-1666, CT 910-066, 9

HERRING WANDA GAIL/BENTLEY DANIELLE
21090 123RD LN
OBRIEN, FL 32071

2027

24-5S-16-03707-103

BUILDING CHARACTERISTICS

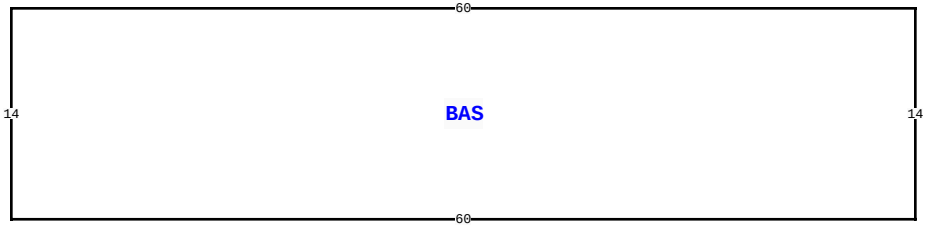
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	16,857
TOTALS	840			840	16,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	83.6100	50.17	42,143	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 840 HX Base Yr



2153 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,000	
2	0080	DECKING	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	2008	2008	3	50	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,857
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	95,057
SOH/AGL Deduction	0
ASSESSED VALUE	95,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,057
TOTAL JUST VALUE	95,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27533	M H	0	12/22/2008
8781	M H	125	08/25/1994
8000	PUMP/UTPOL	30	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/376	3/27/2024	WD	U	I	11	100
GRANTOR: HITSON SHIRLEY						
GRANTEE: HERRING WANDA GAIL						
1003/1807	12/15/2003	WD	Q	I	06	0
GRANTOR: SHIRLEY HITSON						
GRANTEE: JERRY PERRY LIFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/06/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS