

LOT 4 PARADISE SOUTH S/D.
783-303, 917-1783, WD 1150-1976,

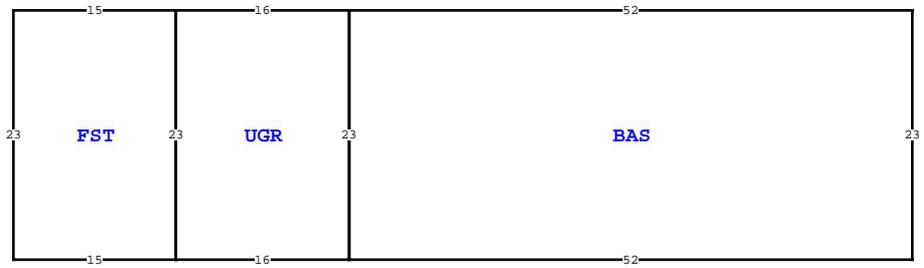
ROULEAU MARY J
2235 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

24-5S-16-03707-104
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
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	1,196	100		1,196	26,829
FST	345	55		190	4,262
UGR	368	45		166	3,724
TOTALS	1,909			1,552	34,814

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	2009									
			Heated Area: 1196				HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,814
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			113,014
SOH/AGL Deduction			59,441
ASSESSED VALUE			53,573
TOTAL EXEMPTION VALUE	HX HB VX 13		53,573
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			113,014
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10552	M H	125	12/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2184	10/23/2025	QC	U	I	11	100
GRANTOR: ROULEAU MARY J						
GRANTEE: ROULEAU MARY J (ENH						
1150/1976	5/19/2008	WD	Q	I	03	28,700
GRANTOR: DAVID & THERESA DURAN						
GRANTEE: MARY J ROULEAU						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	50	2000	2000	3	50	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
5	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	3,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF		13,200
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
2235 SW OLD WIRE RD, LAKE CITY		05/07/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 UGR= W16 FST= W15 S23 E15 N23\$ S23 E16 N23\$ S23 E52 N23\$.	

LAND DESCRIPTION		TOTAL OB/XF															13,200							
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							