

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
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,196	100	
FST	345	55	
UGR	368	45	
TOTALS	1,909		

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 VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			33,157
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			111,357
SOH/AGL Deduction			57,784
ASSESSED VALUE			53,573
TOTAL EXEMPTION VALUE	HX HB VX 13		53,573
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			111,357
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		2235 SW OLD WIRE RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0294	SHED WOOD/	7.50
3	9945	Well/Sept	7,000.00
4	0040	BARN, POLE	0.00
5	0030	BARN, MT	0.00
6	0251	LEAN TO W/	0.00
7	0261	PRCH, UOP	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			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														
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							