LOTS 11 & 12 PARADISE SOUTH S/D.
783-303, 832-1994, 864-123, 936-

MATHIS JOHNNY L/MATHIS KAREN E
2659 SW OLD WIRE RD
LAKE CITY, FL 32024

2027

24-5S-16-03707-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	03	CENTRAL 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

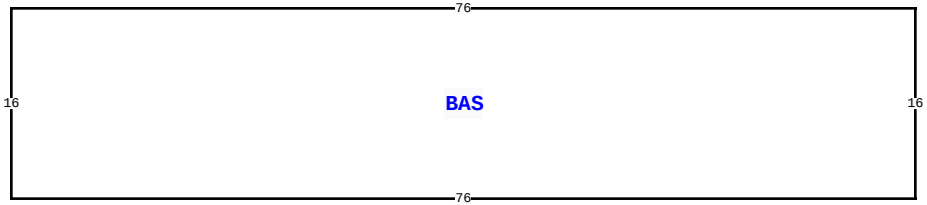
NEIGHBORHOOD/LOC 24516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	72,090
TOTALS	1,216			1,216	72,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	115.9000	107.79	131,073	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



2659 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	12	6	1.00	UT	360.00	360.00	100	2026	2025		100	360	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0040	BARN,POLE	0	100	48	52	1.00	UT	12,400.00	12,400.00	100	2026	2025		100	12,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,063
TOTAL MARKET OB/XF VALUE	25,310
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	273,873
SOH/AGL Deduction	20,705
ASSESSED VALUE	253,168
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	201,757
TOTAL JUST VALUE	273,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054585	New Residential C	160,000	11/26/2025
000054460	Right-of-Way Acce		11/12/2025
25556	M H	275	02/20/2007
17809	M H	125	01/09/2001
15622	M H	125	06/04/1999
9536	M H	125	03/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1489/2001	5/02/2023	WD	Q	I	04	165,000
GRANTOR: CLARK DIANA						
GRANTEE: MATHIS JOHNNY L						
1484/1042	2/08/2023	WD	Q	I	01	82,500
GRANTOR: BAR D RANCH PARTNERSH						
GRANTEE: MATHIS JOHNNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 25,310

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 03/05/2026 BY KS Total Acres: 10.02 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 11/16/2026 BY SYS

LOTS 11 & 12 PARADISE SOUTH S/D.
783-303, 832-1994, 864-123, 936-

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BUILDING CHARACTERISTICS

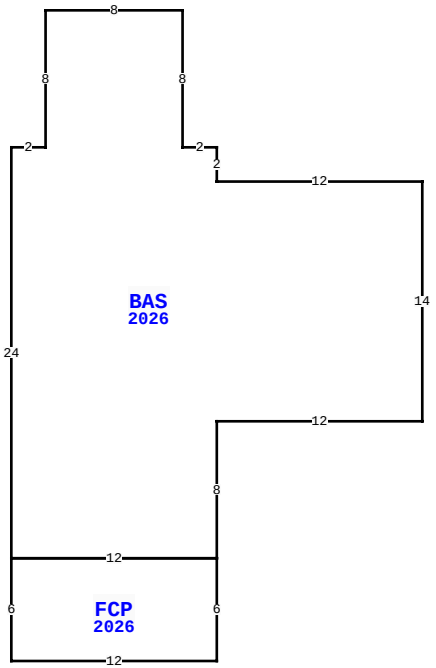
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	24516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2026	520	38,636
FCP	72	25	2026	18	1,337
TOTALS	592			538	39,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	538	125.4000	75.24	40,479	2024	2024	0	0	0	1.25	98.75

2 STRG/CONV 100% - 2027 Heated Area: 520 HX Base Yr 2024



2659 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,757
TOTAL JUST VALUE		273,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9238	M H	125	01/09/1995
7999	PUMP/UTPOL	30	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2001	5/02/2023	WD	Q	I	04	165,000
GRANTOR: CLARK DIANA						
GRANTEE: MATHIS JOHNNY L						
1484/1042	2/08/2023	WD	Q	I	01	82,500
GRANTOR: BAR D RANCH PARTNERSH						
GRANTEE: MATHIS JOHNNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=88,8] W12 N2 W2 N8 W8 S8 W2 S24 E12 N8 E12 N14 $
FCP=[YR=2026;ORIG=64,30] E12 S6 W12 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/05/2026 BY KS Total Acres: 10.02 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 11/16/2026 BY SYS