LOT 16 PARADISE SOUTH S/D.
783-303, 810-271, DC 999-978, WD

DUNCAN CHARLES SHANE
537 SW GAINER DR
LAKE CITY, FL 32024

2027

24-5S-16-03707-116

BUILDING CHARACTERISTICS

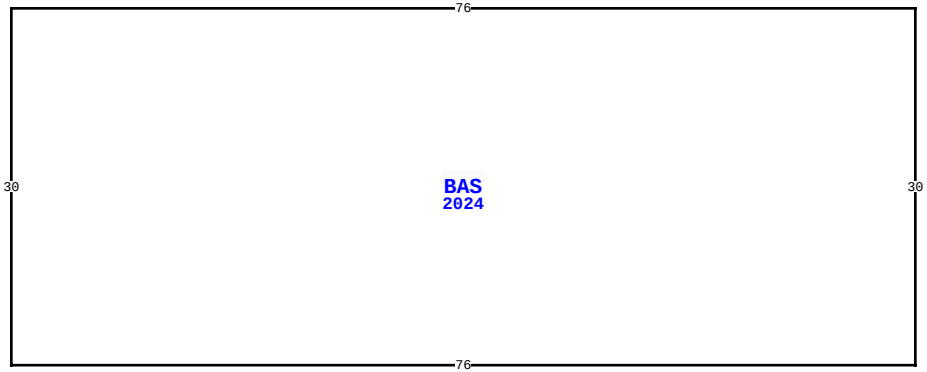
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,280	100	2024	2,280	212,719
TOTALS	2,280			2,280	212,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,280	114.0000	106.02	241,726	2024	2024	0	0	10	2.00	88.00

2 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2021



537 SW GAINER DR, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	212,719
TOTAL MARKET OB/XF VALUE	12,750
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	290,469
SOH/AGL Deduction	23,006
ASSESSED VALUE	267,463
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	216,052
TOTAL JUST VALUE	290,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047830	Mobile Home		08/07/2023
10182	M H	125	09/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/627	12/05/2020	WD	U	I	11	100
GRANTOR: JACKSON ROBERT						
GRANTEE: DUNCAN CHARLES SHAN						
1267/2017	12/27/2013	WD	U	I	37	30,000
GRANTOR: LISA A HOMER, KAREN G						
GRANTEE: ROBERT & LUANNE JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,9] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,750

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							

REVIEW DATE 03/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS