

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

2026

24-5S-16-03707-116
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,280	100	2024
TOTALS	2,280		2,280

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2	MANUF	1	100%	-	2024								
				Heated Area:	2280			HX Base Yr	2021				
TOTALS	2,280		2,280	215,006									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,006
TOTAL MARKET OB/XF VALUE			12,750
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			292,756
SOH/AGL Deduction			33,083
ASSESSED VALUE			259,673
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			208,262
TOTAL JUST VALUE			292,756
NCON VALUE			1,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,556

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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0296	SHED METAL	0 100	0 0	1.00
2	0258	PATIO	0 100	0 0	1.00
3	9945	Well/Sept	0 100	0 0	1.00
4	0296	SHED METAL	0 100	0 0	1.00
5	0261	PRCH, UOP	0 100	0 0	1.00
6	0081	DECKING WI	0 100	0 0	1.00
7	0190	FPLC PF	0 100	0 0	1.00

TOTAL OB/XF														12,750			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/07/2026			MLU											

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

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

LAND DESCRIPTION														TOTAL OB/XF														12,750			
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														