COMM SE COR OF SW1/4 OF SW1/4, W
TO W R/W OSCEOLA RD, NW ALONG R/
R/W SEMINOLE CR, SW ALONG R/W 25

COLUMBIA FLORIDA HOLDINGS TRUST
PO BOX 88
LAKE CITY, FL 32056

2027

25-3S-15-00227-001

BUILDING CHARACTERISTICS

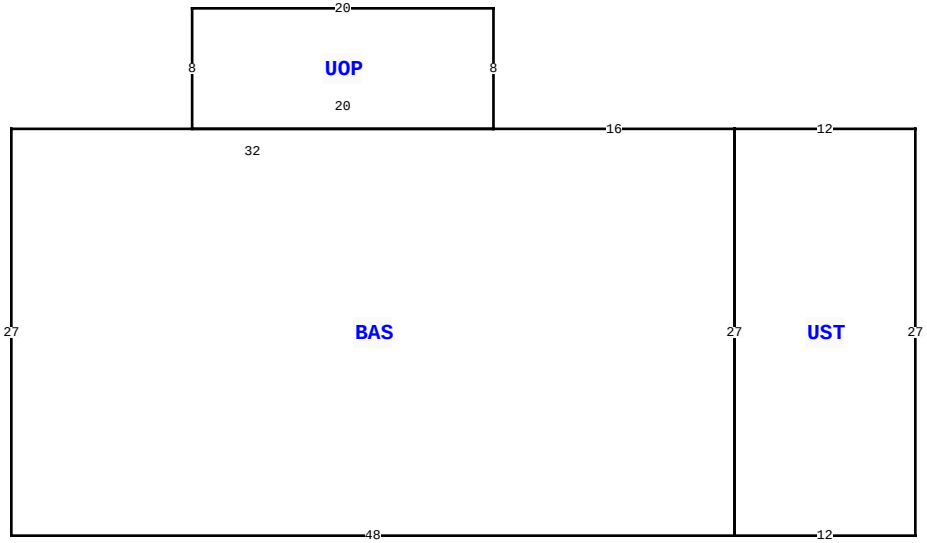
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	34,183
UOP	160	25		40	1,055
UST	324	45		146	3,851
TOTALS	1,780			1,482	39,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,482	109.9000	65.94	97,723	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1296 HX Base Yr



272 SW VELVET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,089
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	27,520
TOTAL MARKET VALUE	75,309
SOH/AGL Deduction	0
ASSESSED VALUE	75,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,309
TOTAL JUST VALUE	75,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1180	9/23/2026	CT	U	I	18	50,000

GRANTOR: CLERK OF COURT

GRANTEE: COLUMBIA FLORIDA HO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N8 W20 S8 E20$W32 S27 E48 UST= E12 N27 W12 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0		A-1	0.00	0.00	1.72	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,520							

REVIEW DATE 02/24/2023 BY KS Total Acres: 1.72 Total Land Value: 27,520 Market: 0 Agricultural: 0 Common: 27,520 PRINTED 11/17/2026 BY SYS