COMM SE COR OF NE1/4 OF NE1/4, W
POB, W 210 FT, N 210 FT, E 210 F
FT TO POB.

MCGUIRE ELLSWORTH J SR/MCGUIRE HEATHER L
344 SW CHARLES TER
LAKE CITY, FL 32024

2027

25-4S-15-00389-002

BUILDING CHARACTERISTICS

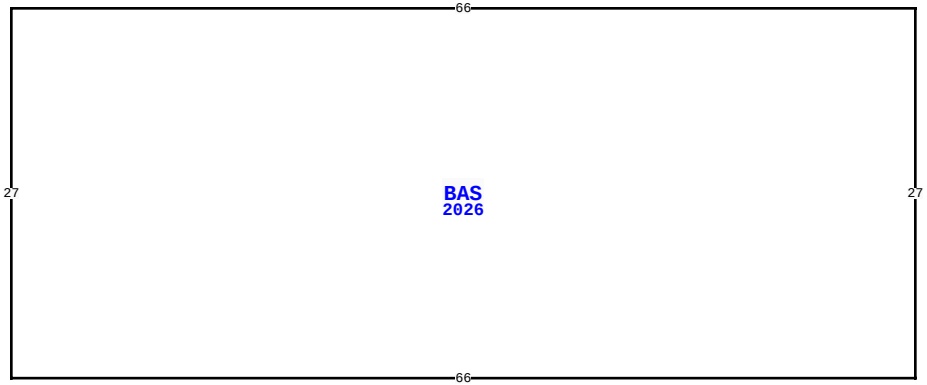
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2026	1,782	48,756
TOTALS	1,782			1,782	48,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	114.0000	68.40	121,889	1989	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1782 HX Base Yr



344 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,756
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	14,544
TOTAL MARKET VALUE	70,700
SOH/AGL Deduction	0
ASSESSED VALUE	70,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,700
TOTAL JUST VALUE	70,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054671	Mobile Home		12/14/2025
000054300	Right-of-Way Acce		10/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2597	8/13/2026	QC	U	I	11	100

GRANTOR: MCGUIRE ELLSWORTH J S

GRANTEE: MCGUIRE ELLSWORTH J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] S27 E66 N27 W66 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	1.01	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,544							

REVIEW DATE 04/24/2026 BY JB Total Acres: 1.01 Total Land Value: 14,544 Market: 0 Agricultural: 0 Common: 14,544 PRINTED 11/17/2026 BY SYS