COMM NE COR OF SE1/4 OF NE1/4,
RUN S 20 FT, W 50 FT TO W R/W
OF A CO RD FOR POB, RUN S 300

MANSUKHANI DAWN M LEE
400 SW CHARLES TER
LAKE CITY, FL 32024

2027

25-4S-15-00398-001

BUILDING CHARACTERISTICS

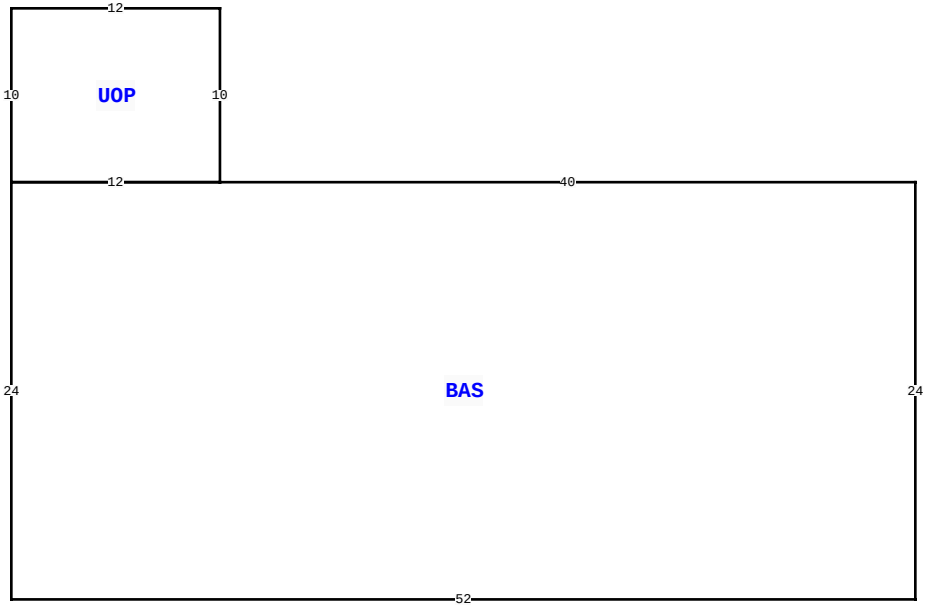
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,115
UOP	120	25		30	820
TOTALS	1,368			1,278	34,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,278	113.9000	68.34	87,339	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1248 HX Base Yr



400 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,936
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		40,460
TOTAL MARKET VALUE		84,596
SOH/AGL Deduction		33,115
ASSESSED VALUE		51,481
TOTAL EXEMPTION VALUE	HX HB	26,481
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		84,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,596

XFOB:2:1: HORTEN MH

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/1156	10/18/1993	WD	Q	V	02	0
GRANTOR: LEE-FLEMING						
GRANTEE: DAWN LEE						
0626/0156	11/11/1986	WD	U	I		1
GRANTOR: FLEMIMG						
GRANTEE: FLEMING - LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N10 W12 S10 E12$ W12 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	2.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,460							

REVIEW DATE 06/04/2025 BY KS Total Acres: 2.89 Total Land Value: 40,460 Market: 0 Agricultural: 0 Common: 40,460 PRINTED 11/17/2026 BY SYS