

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

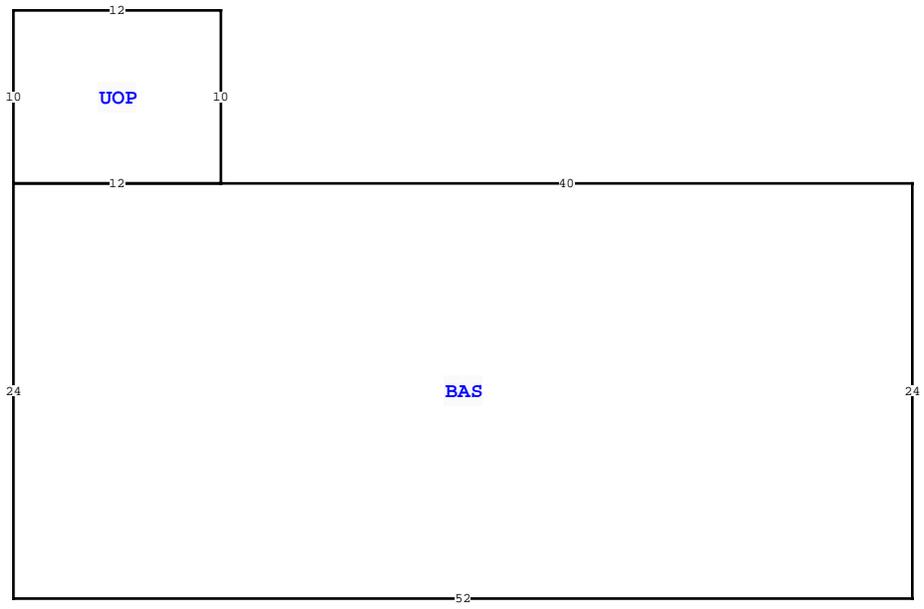
MANSUKHANI DAWN M LEE
 400 SW CHARLES TER
 LAKE CITY, FL 32024

2026

25-4S-15-00398-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architactual	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
BAS	1,248	100	
UOP	120	25	
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		
1	MOBILE HME	100%	0									Heated Area: 1248 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	34,614		
ASSESSED VALUE	49,982		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	24,982		
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: FLEMING						
GRANTEE: FLEMING - LEE						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	2,000
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	200
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF													
9,200													
BLD DATE		LGL DATE	05/06/2026	MLU									
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF														
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	2.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,460							