BEG SW COR OF NE1/4 OF SE1/4, E
FT, W 210 FT, S 220.93 FT TO POB

HERB CRAIG KENNETH
848 SW CHARLES TER
LAKE CITY, FL 32024

**2026**

**25-4S-15-00398-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

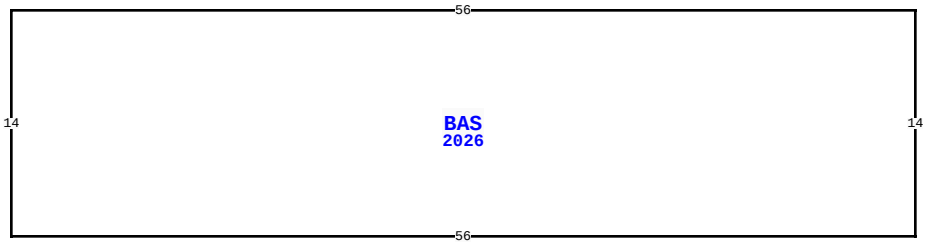
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| 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 | 784 | 100 | 2026 | 784 | 13,717 |
| TOTALS | 784 | | | 784 | 13,717 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 784 | 72.9000 | 43.74 | 34,292 | 1982 | 1982 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2026 Heated Area: 784 HX Base Yr 2026




848 SW CHARLES TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 13,717 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 19,080 |
| TOTAL MARKET VALUE | | 39,797 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 39,797 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 14,797 |
| TOTAL JUST VALUE | | 39,797 |
| NCON VALUE | | 13,717 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1557/1162 | 12/30/2025 | WD | U | V | 11 | 100 |

GRANTOR: JOHNS LINDA DIANE H

GRANTEE: HERB CRAIG KENNETH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=51,18] S14 E56 N14 W56 $
.

## 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 1.06 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 19,080 | | | | | | | |

REVIEW DATE 04/22/2022 BY JS Total Acres: 1.06 Total Land Value: 19,080 Market: 0 Agricultural: 0 Common: 19,080 PRINTED 06/09/2026 BY SYS