LOT 2 FLATT S/D.

997-2786, QC 1007-2182, AG 1118-

FLATT JANICE L/FLATT DAVID R
2221 FORT MELTON CT
ST AUGUSTINE, FL 32092

2027

25-5S-15-00479-102

BUILDING CHARACTERISTICS

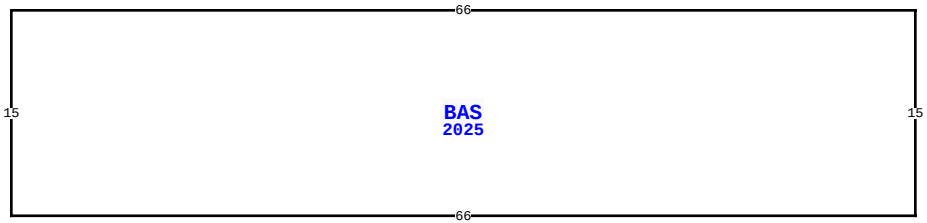
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	25515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2025	990	105,713
TOTALS	990			990	105,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	990	113.5000	108.96	107,870	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 990 HX Base Yr



3690 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,713
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	177,713
SOH/AGL Deduction	0
ASSESSED VALUE	177,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,713
TOTAL JUST VALUE	177,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048854	Mobile Home		12/13/2023
33612	M H	325	12/03/2015
27849	M H	468	06/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2324	10/28/2026	AG	U	I	11	0
GRANTOR: BIAS RICHARD ELLET						
GRANTEE: FLATT JANICE L						
1502/582	10/28/2023	AG	U	I	21	12,857
GRANTOR: PERRY VELMA C						
GRANTEE: BIAS RICHARD ELLET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,16] E66 S15 W66 N15 $

.

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/19/2026 BY JB Total Acres: 5.04 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS