

COMM NE COR SW1/4 OF NE1/4,  
 RUN W 385 FT FOR POB, RUN S  
 276 FT, W 283.90 FT, N 276 FT,

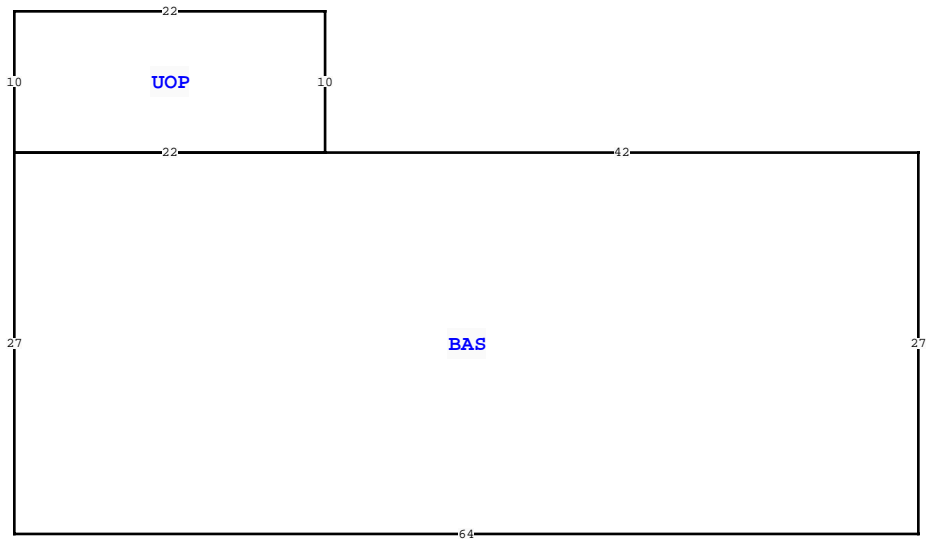
DOWNING MITCHELL/DOWNING ELLEN  
 134 SW LILAC CT  
 LAKE CITY, FL 32055

**2026**

26-3S-15-00256-002  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectural	0	100		
03	Condition Adj	03	100		
01	Kitchen Adjus	01	100		
05	Quality	05	05		
0200	DOR CODE	MOBILE HOME			
	MAP NUM		MKT AREA 01		
26315.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,896
UOP	220	25		55	1,556
TOTALS	1,948			1,783	50,452

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	70.74	126,129	1993	1993	0	0	60.00	40.00
Heated Area: 1728 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,452
TOTAL MARKET OB/XF VALUE			16,400
TOTAL LAND VALUE - MARKET			38,800
TOTAL MARKET VALUE			105,652
SOH/AGL Deduction			47,078
ASSESSED VALUE			58,574
TOTAL EXEMPTION VALUE	HX HB		33,574
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			105,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1524	7/12/1990	WD	Q	V		1,000
GRANTOR: LOIS NEELEY						
GRANTEE: MICHELL DOWNING						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
2	0040	BARN, POLE	0	100	16	25	1.00	UT	0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	2,800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	1,200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	300	
8	0040	BARN, POLE	0	100	10	16	160.00	UT	2.50	100	2016	2016	3	100	400	

TOTAL OB/XF												16,400												
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	1.94	AC		1.00	1.00	1.00	20,000.00	20,000.00	38,800							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W42 UOP= N10 W22 S10 E22\$ W22 S27 E64 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												16,400					
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	1.94	AC		1.00	1.00	1.00	20,000.00	20,000.00	38,800												