LOT 4 CEDAR HILLS S/D.
738-122, 812-177, 857-672, FJ 11

THOMAS ROSA K/WATSON JOHN
311 SW ARCHIE GLN
LAKE CITY, FL 32024

2027

26-3S-15-00270-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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 01

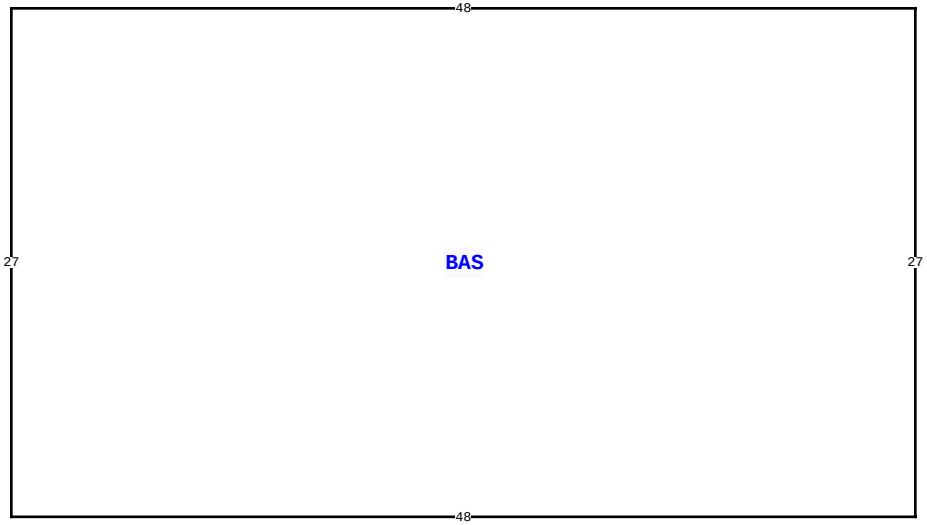
NEIGHBORHOOD/LOC 26315.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,158
TOTALS	1,296			1,296	78,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	117.9000	109.65	142,106	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1296 HX Base Yr 2000



311 SW ARCHIE GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
4	9945	Well/Sept	0	100	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		78,158
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		141,758
SOH/AGL Deduction		75,785
ASSESSED VALUE		65,973
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		40,973
TOTAL JUST VALUE		141,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,600

SALE:2:1: LOT 4, CEDAR HILLS - WELL & SEPTIC

PRMT:1:1: PARKS / PETERSON MH

XFOB:1:1: M H PICKED UP IN FIELD

SALE:1:1: REPO ??

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15738	M H	125	07/07/1999
11514	PUMP/UTPOL	30	08/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1231	8/21/2015	WD	U	I	11	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: ROSA K THOMAS & JOH						
1177/1679	7/16/2009	QC	U	I	11	100
GRANTOR: J T THOMAS						
GRANTEE: JOHN WATSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.06 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS