LOT 11 CEDAR HILLS S/D.

770-579, 857-672, QC 1048-2249,

SNYDER ELLEN M
486 SW ARCHIE GLN
LAKE CITY, FL 32024

2027

26-3S-15-00270-111

BUILDING CHARACTERISTICS

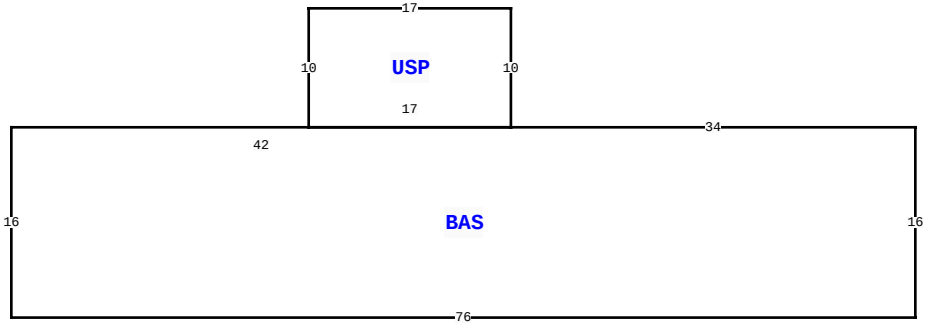
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,216	100		1,216	33,240
USP	170	35		60	1,640
TOTALS	1,386			1,276	34,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,276	113.9000	68.34	87,202	2000	2000	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2022 Heated Area: 1216 HX Base Yr 2022



486 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0210	GARAGE U	0	100	36	24	1.00	UT	4,000.00	4,000.00	100	2021	2005		100	4,000	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,881
TOTAL MARKET OB/XF VALUE	19,400
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	109,281
SOH/AGL Deduction	42,034
ASSESSED VALUE	67,247
TOTAL EXEMPTION VALUE	HX HB 42,247
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	109,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38155	PUMP/UTPOL	50	05/23/2019
20026	M H	125	10/08/2002
18648	M H	125	08/22/2001
11442	M H	125	07/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1434/81	3/24/2021	WD	Q	I	01	65,000
GRANTOR: MARSZALEK SVIR DEBORA						
GRANTEE: SNYDER ELLEN M						
1054/2762	8/05/2005	WD	U	I	08	32,000
GRANTOR: MITCHELL R & DOREEN H						
GRANTEE: DEBORAH SVIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 USP= N10 W17 S10 E17$ W42 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 19,400

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.27 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS