COMM SW COR OF SE1/4 OF NW1/4, N
CONT N 257 FT, E 172 FT, S 257 F
POB. (AKA PART OF LOT 25 LANGTRE

SANDAGE JAMES
358 SW PARADISE GLN
LAKE CITY, FL 32024

2027

26-4S-15-00401-045

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 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

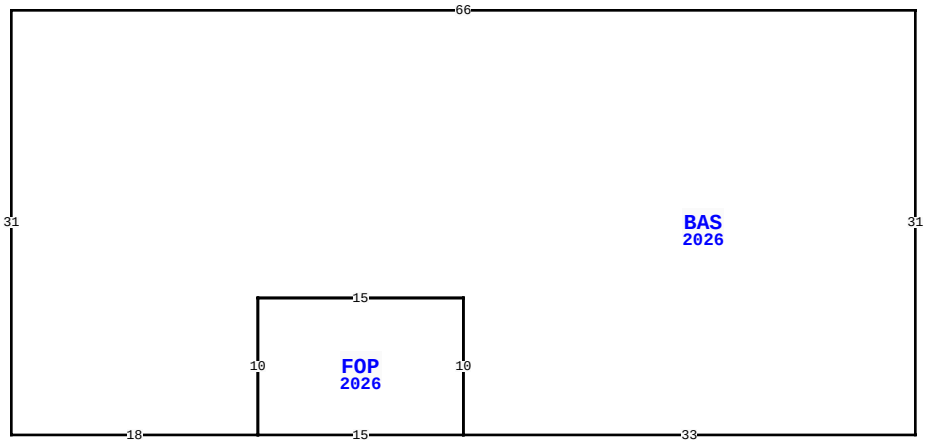
NEIGHBORHOOD/LOC 26415.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2026	1,896	207,864
FOP	150	35	2026	52	5,701
TOTALS	2,046			1,948	213,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,948	113.0000	111.87	217,923	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1896 HX Base Yr 2026



358 SW PARADISE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0070	CARPORT UF	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,565
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		242,245
SOH/AGL Deduction		0
ASSESSED VALUE		242,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,834
TOTAL JUST VALUE		242,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054220	Mobile Home		10/10/2025
000054190	Right-of-Way Acce		10/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/662	9/12/2025	WD	U	V	11	100

GRANTOR: SANDAGE HARGIS

GRANTEE: SANDAGE JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W66 S31 E18 N10 E15 S10 E33 N31 $
FOP=[YR=2026;ORIG=32,31] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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					1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 03/02/2026 BY justin Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS