

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

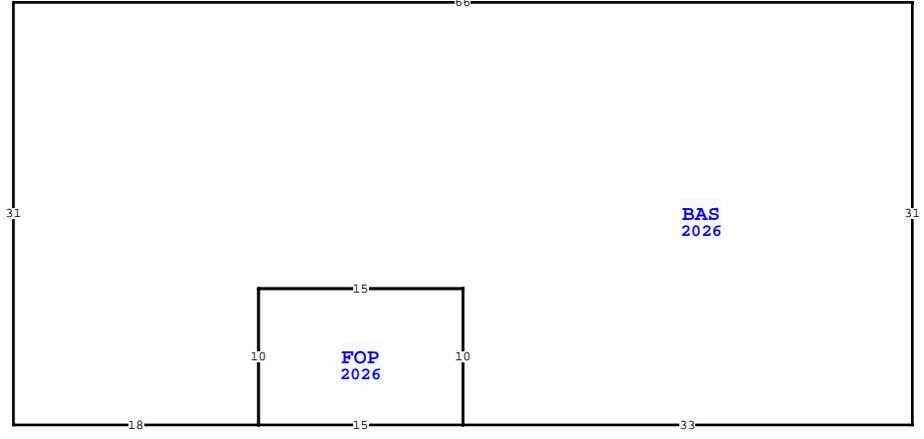
SANDAGE JAMES
 358 SW PARADISE GLN
 LAKE CITY, FL 32024

2026

26-4S-15-00401-045


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	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
BAS	1,896	100	2026
FOP	150	35	2026
TOTALS	2,046		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	-	2026							
				Heated Area: 1896				HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			226,507
TOTAL MARKET OB/XF VALUE			10,500
TOTAL LAND VALUE - MARKET			18,180
TOTAL MARKET VALUE			255,187
SOH/AGL Deduction			0
ASSESSED VALUE			255,187
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			203,776
TOTAL JUST VALUE			255,187
NCON VALUE			237,007
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

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

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0070	CARPORF UF	3,500.00
2	9945	Well/Sept	7,000.00

TOTAL OB/XF												
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0070	CARPORF UF	0	100	0	1.00	UT	3,500.00	3,500.00	100	2026	2025
2	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2026	2025

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																						
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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					1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							