

COMM NE COR OF SEC, RUN W 663.67  
 FOR POB, CONT W 326.89 FT, S 316  
 TO N LINE OF 30 FT RD, E 326.80

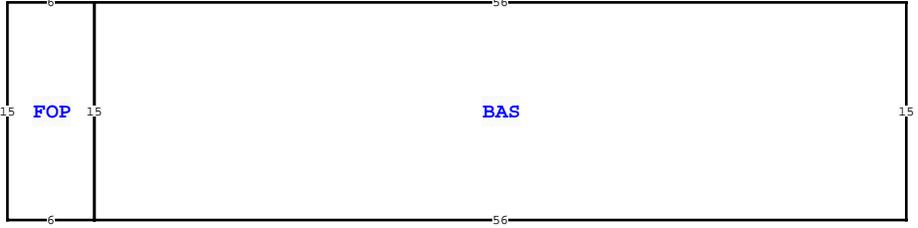
LUOMA CYNTHIA  
 225 SE MORGHAN GLN  
 LAKE CITY, FL 32025

**2026**

26-4S-17-08743-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
FOP	90	35	
TOTALS	930		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2018		49,259	2007	2007	0	0	46.00	54.00
				Heated Area: 840			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		26,600	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		32,504	
TOTAL MARKET VALUE		68,104	
SOH/AGL Deduction		20,852	
ASSESSED VALUE		47,252	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		22,252	
TOTAL JUST VALUE		68,104	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		64,651	
BLDG:1:1: WEST MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
35820	M H	356	09/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/2642	3/04/2016	QC	U	V	11	100
GRANTOR: RICHARD V MCGLEW						
GRANTEE: CYNTHIA LUCMA						
1221/2019	9/23/2011	QC	U	V	11	100
GRANTOR: SAMANTHA MARIE CHESTN						
GRANTEE: RICHARD V MCGLEW &/						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS															9,000		

LAND DESCRIPTION										TOTAL OB/XF														
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	2.39	AC		1.00	1.00	0.85	16,000.00	13,600.00	32,504							