

COMM NW COR OF NE1/4, RUN S 268.
 RUN E 518.18 FT, N 88.48 FT, E 4
 316.61 FT, S 339.21 FT, W 1322.2

PROPE JOHN F/PROPE TINA M
 1195 SW HARTFORD WAY
 LAKE CITY, FL 32024

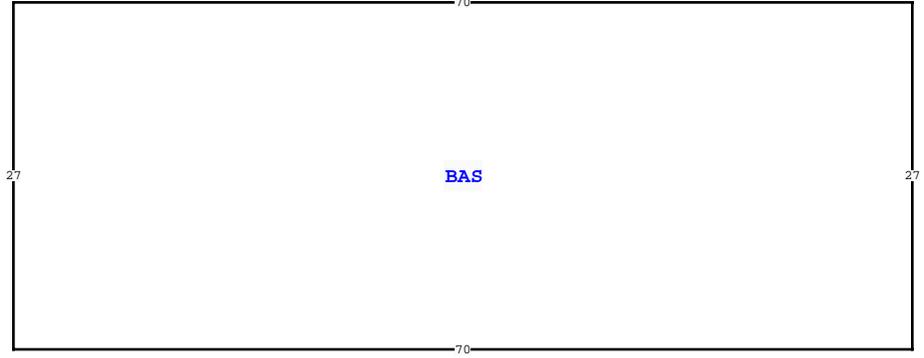
2026

26-5S-15-00480-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	02
NEIGHBORHOOD/LOC	26515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
TOTALS	1,890		53,480

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2024	70.74	133,699	1996	2000	0	0	60.00	40.00
			Heated Area: 1890			HX Base Yr	2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,480
TOTAL MARKET OB/XF VALUE			12,300
TOTAL LAND VALUE - MARKET			85,500
TOTAL MARKET VALUE			151,280
SOH/AGL Deduction			71,235
ASSESSED VALUE			80,045
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,634
TOTAL JUST VALUE			151,280
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11688	M H	125	09/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2427	10/20/2023	WD	Q	I	01	165,000
GRANTOR: ABBOTT JOSEPH						
GRANTEE: PROPE JOHN F						
1501/2412	10/13/2023	WD	U	I	11	100
GRANTOR: CARTER AUTUMN						
GRANTEE: ABBOT JOSEPH						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1996	1996	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	2,100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,800	

TOTAL OB/XF												12,300					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/07/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W70 S27 E70 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,300					
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	0102	C	SFR/MH	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500												