

COMM NE COR OF NW1/4, S 37.06 FT
CR-242, W 473.86 FT FOR POB, S 1
FT, N APPROX 171.46 FT, E 163.50

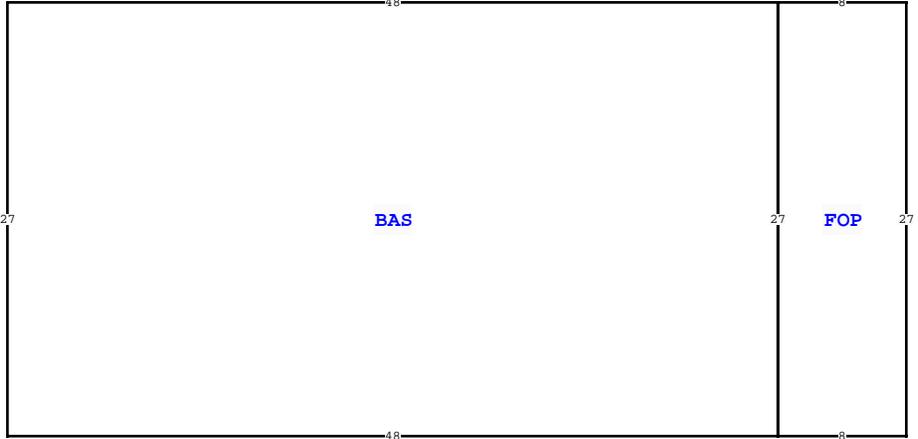
PORRAS JENNIFER L RAZO/CAMPBELL DANIEL J
137 SW RAINBOW CT
LAKE CITY, FL 32024

2026

27-4S-16-03215-013

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
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FOP	216	35	
TOTALS	1,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,372	95.4990	57.30	78,616	1995	1995	0	0	60.00	40.00
1 MOBILE HME 0% - 2024 Heated Area: 1296 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	31,446		
TOTAL MARKET OB/XF VALUE	10,764		
TOTAL LAND VALUE - MARKET	43,065		
TOTAL MARKET VALUE	85,275		
SOH/AGL Deduction	3,838		
ASSESSED VALUE	81,437		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	81,437		
TOTAL JUST VALUE	85,275		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	85,275		
LAND:1:1: ADJ 4; IRREGULAR PARCEL			
XFOB:1:1: RICHWOOD NOBILITY MH/SERIAL #N40457			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049465	Roof Replacement	5,800	03/20/2024
8759	M H	125	08/23/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1	6/16/2023	WD Q	Q	I	01	75,000
GRANTOR: HOCHSTRASSER FREDERIC						
GRANTEE: PORRAS JENNIFER L R						
1485/2065	2/16/2023	WD U	U	I	11	100
GRANTOR: HOCHSTRASSER FREDERIC						
GRANTEE: HOCHSTRASSER FREDER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0060	CARPORT F	0	0	0	0	288.00	UT	5.00	5.00	60
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	0	10	18	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
137 SW RAINBOW CT, LAKE CITY											
BLD DATE: 04/07/2025 MLU											
LGL DATE: 04/07/2025											
LAND DATE: 04/07/2025											
AG DATE: 04/07/2025											
INC DATE: 04/07/2025											
TOTAL OB/XF: 10,764											

BUILDING NOTES											
BAS=[ORIG=0,0] W48 S27 E48 N27 \$											
FOP=[ORIG=0,27] E8 N27 W8 S27 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		A-1	0.00	0.00	5.22	AC	1.00

TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.75	1.00	11,000.00	8,250.00	43,065							