

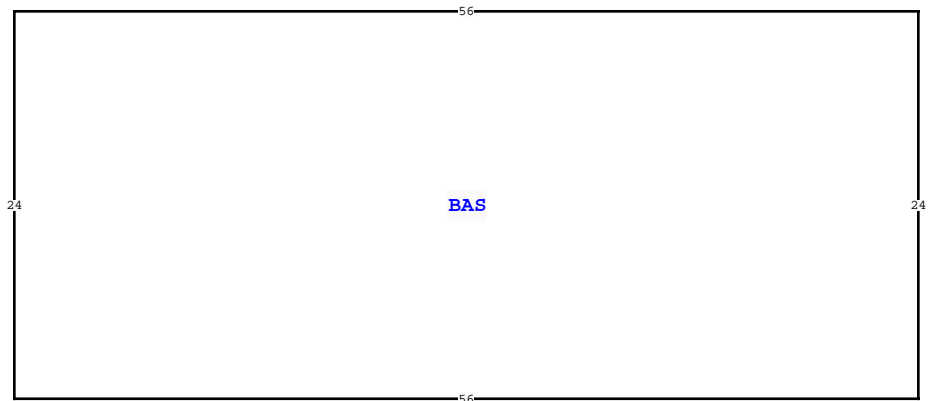
COMM NW COR OF E1/2 OF NW1/4, RU
S R/W CR-242 E ALONG R/W 429.93
E 209.95 FT FOR POB, RUN S 414.9

FRAZIER JOE L SR/FRAZIER SUSAN
272 SW RAINBOW CT
LAKE CITY, FL 32024

2026

27-4S-16-03215-020


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	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	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
Architctual	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	01
NEIGHBORHOOD/LOC	27416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		37,707

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%	- 0		94,268	1996	1995	0	0	60.00	40.00
				Heated Area: 1344			HX Base Yr				
											
BLD DATE		LGL DATE		04/20/2026	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,707
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			27,200
TOTAL MARKET VALUE			72,907
SOH/AGL Deduction			39,382
ASSESSED VALUE			33,525
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			8,525
TOTAL JUST VALUE			72,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,207
BLDG:1:1: OMNI MH			
SALE:1:1: 4.01 ACRES VACANT LAND			
XFOB:1:1: SCOTT MH			
LAND:1:1: ADJ3; EASEMENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10020	M H	125	07/31/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0706/0422	12/05/1989	AG	Q	V		8,000
GRANTOR: ORRIE LEE TUNSIL						
GRANTEE: JOE L FRAZIER						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0263	PRCH,USP	400
2	0296	SHED METAL	600
3	9945	Well/Sept	7,000
TOTALS			8,000

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0263	PRCH,USP	0	100	0	1.00	UT	0.00	0.00	100	2014
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
272 SW RAINBOW CT, LAKE CITY											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S24 E56 N24\$.			

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	16,000.00	13,600.00	27,200							