BEG NE COR OF SE1/4 OF SW1/4, W
1302.93 FT TO N R/W OF KING RD,
785 FT, E 694.31 FT TO E LINE OF

DOUGLAS JAMEE L
259 SW CURINTON CT
LAKE CITY, FL 32024

2027

27-4S-16-03217-000

BUILDING CHARACTERISTICS

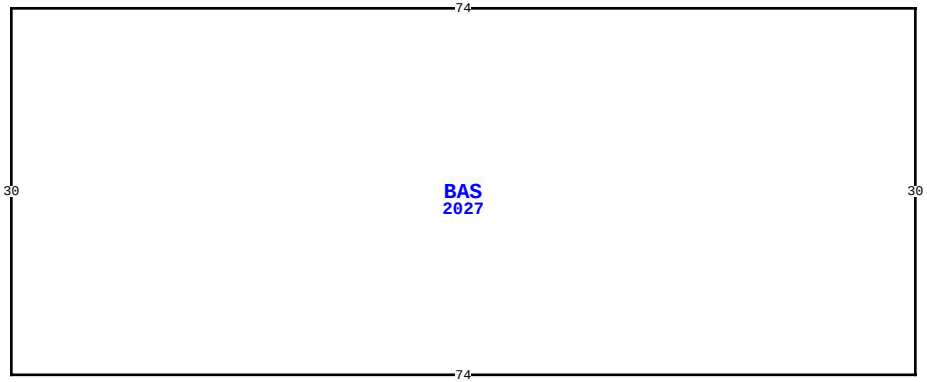
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2027	2,220	228,634
TOTALS	2,220			2,220	228,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,220	113.0000	105.09	233,300	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 2220 HX Base Yr



259 SW CURINTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	25	2007	2007	3	25	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	228,634
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	123,000
TOTAL MARKET VALUE	353,334
SOH/AGL Deduction	0
ASSESSED VALUE	353,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,334
TOTAL JUST VALUE	353,334
NCON VALUE	228,634
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055752	Mobile Home		05/28/2026
000055532	Right-of-Way Acce		04/22/2026
8846	M H	125	09/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1050	2/23/2026	WD	U	I	11	100
GRANTOR: KING VERLEAN						
GRANTEE: DOUGLAS JAMEE L						
1436/2242	4/26/2021	QC	U	I	11	100
GRANTOR: CURINTON ERVIN L						
GRANTEE: ANDERSON MAJORIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,11] E74 S30 W74 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		A-1	0.00	0.00	15.40	AC		1.00	1.00	1.00	7,500.00	7,500.00	115,500							
2	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 07/08/2026 BY Andres Total Acres: 16.40 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 11/17/2026 BY SYS