

COMM SE COR OF SW1/4, RUN N 45 F
RD, W 360 FT FOR POB, CONT W 362
FT, E 694.31 FT, S 410.36 FT, W

KING VERLEAN GRANT/KING TERRY II
185 SW CURINTON CT
LAKE CITY, FL 32024

2026

27-4S-16-03217-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	01	NONE	100
Bedrooms		5	100
Bathrooms		3	100
Frame	01	NONE	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
BAS	2,160	100	2024
TOTALS	2,160		2024

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	0%	- 2024								Heated Area: 2160 HX Base Yr	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>													
TOTALS	2,160				2,160						220,498		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			220,498
TOTAL MARKET OB/XF VALUE			8,440
TOTAL LAND VALUE - MARKET			88,445
TOTAL MARKET VALUE			317,383
SOH/AGL Deduction			0
ASSESSED VALUE			317,383
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,383
TOTAL JUST VALUE			317,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045917	Mobile Home		11/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/2709	5/15/2026	QC	U	I	11	100
GRANTOR: KING VERLEAN GRANT						
GRANTEE: KING VERLEAN GRANT						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=17,14] E72 S30 W72 N30 \$	

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	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	50	2007	2007	3	50	1,440	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		A-1	0.00	0.00	9.31	AC		1.00	1.00	1.00	9,500.00	9,500.00	88,445							