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

2027

27-4S-16-03217-002

BUILDING CHARACTERISTICS

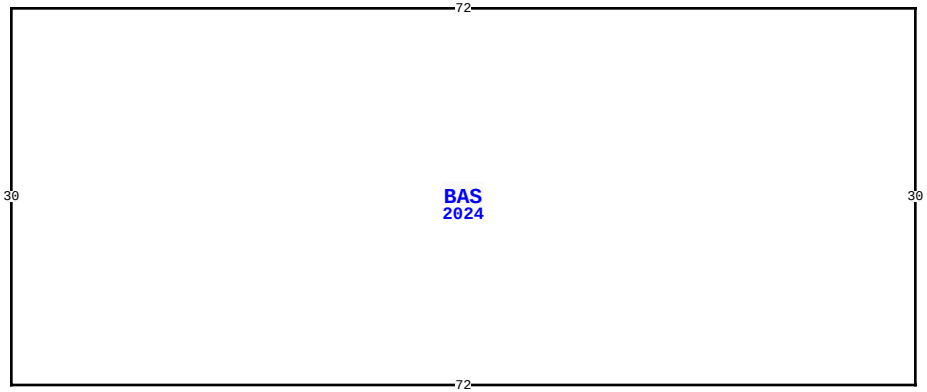
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		5 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	218,236
TOTALS	2,160			2,160	218,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	108.5000	104.16	224,986	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2027 Heated Area: 2160 HX Base Yr 2027



185 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	100	12	20	240.00	UT	12.00	12.00	50	2007	2007	3	50	1,440	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,236
TOTAL MARKET OB/XF VALUE		8,440
TOTAL LAND VALUE - MARKET		88,445
TOTAL MARKET VALUE		315,121
SOH/AGL Deduction		0
ASSESSED VALUE		315,121
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,710
TOTAL JUST VALUE		315,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,383

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

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 8,440

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

REVIEW DATE 03/08/2023 BY JB Total Acres: 9.31 Total Land Value: 88,445 Market: 0 Agricultural: 0 Common: 88,445 PRINTED 11/17/2026 BY SYS