

(AKA N1/2 OF S1/2 OF LOT 8 BLOCK S/D UNR) N1/2 OF S1/2 OF W1/2 OF OF NE1/4.

ROLAND ROSIE L/LEE TRACY M
1221 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02359-000



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
Architectual	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	06
NEIGHBORHOOD/LOC	28316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
USP	672	35	
TOTALS	2,184		1,747 108,749

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2016						
Heated Area: 1512						HX Base Yr 2016					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			108,749
TOTAL MARKET OB/XF VALUE			15,696
TOTAL LAND VALUE - MARKET			14,375
TOTAL MARKET VALUE			138,820
SOH/AGL Deduction			57,679
ASSESSED VALUE			81,141
TOTAL EXEMPTION VALUE	HX HB SX		81,141
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			138,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20951	M H	125	08/05/2003
7357	M H	60	07/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/0374	8/06/2020	WD	U	I	11	100
GRANTOR: ROSIE L ROLAND						
GRANTEE: ROSIE L ROLAND & TR						
1301/0712	9/18/2015	WD	Q	I	01	70,000
GRANTOR: LARRY & BETTY HASSEBR						
GRANTEE: RALEIGH B JR & ROSI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	70
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
7	0031	BARN, MT AE	0	100	18	20	360.00	UT	11.00	11.00	100
8	0251	LEAN TO W/	0	100	12	18	216.00	UT	3.50	3.50	100
9	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												15,696			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.25	AC					

BUILDING NOTES											
BAS= W56 S27 E56 N27\$ USP= N12 W56 S12 E56\$.											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$ USP= N12 W56 S12 E56\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		RSF/MH	0.00	0.00	1.25	AC		1.00	1.00	11,500.00	11,500.00	14,375							