COMM SW COR OF NE1/4 OF SE1/4, N CONT N 165 FT, E 339.07 FT TO W ST, S 165 FT, W 340.49 FT TO POB

GUNN LONNIE THOMAS
238 NW MADELIENE TER
LAKE CITY, FL 32055

2027

28-3S-16-02366-026

BUILDING CHARACTERISTICS

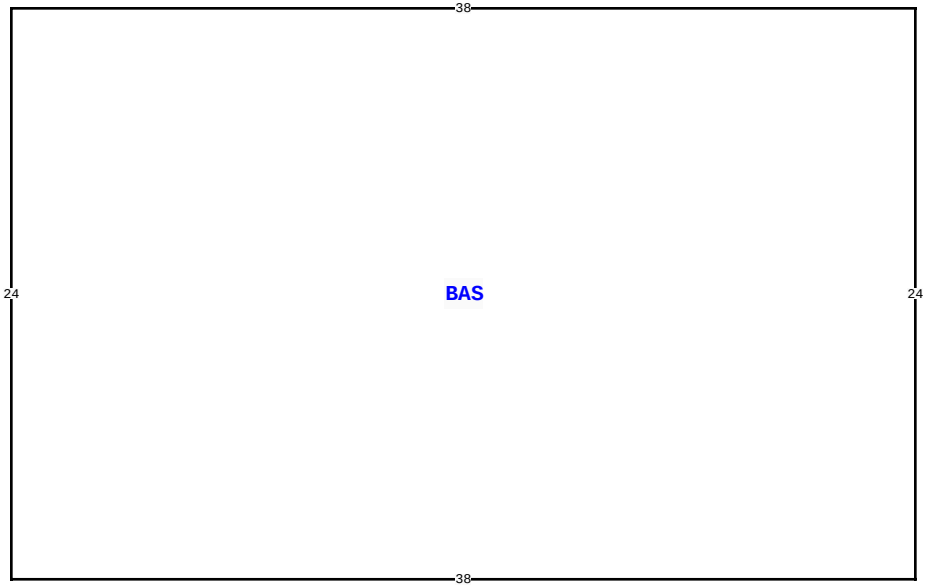
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	53,601
TOTALS	912			912	53,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	912	114.9000	106.86	97,456	2001	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2017 Heated Area: 912 HX Base Yr 2017



238 NW MADELIENE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 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	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	100	12	19	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		53,601
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		16,770
TOTAL MARKET VALUE		78,321
SOH/AGL Deduction		34,841
ASSESSED VALUE		43,480
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,480
TOTAL JUST VALUE		78,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050924	Electrical Servic	0	10/01/2024
000045135	Electrical Servic	0	08/09/2022
17431	M H	125	09/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0253	12/28/2016	CD	U	I	21	0
GRANTOR: JAMES E, JOHN D & THO						
GRANTEE: LONNIE THOMAS GUNN						
1220/2616	9/07/2011	LE	U	I	11	100
GRANTOR: ROBERT E JONES (RESER						
GRANTEE: JAMES E, JOHN D & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E38 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,950

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		RSF/MH	0.00	0.00	1.29	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,770							

REVIEW DATE 12/11/2024 BY tommy Total Acres: 1.29 Total Land Value: 16,770 Market: 0 Agricultural: 0 Common: 16,770 PRINTED 11/17/2026 BY SYS