(AKA N1/2 OF PRCL NO 25 GIEBEIG-
N1/2 OF THE FOLLOWING: BEG 495 F
NE1/4 OF SE1/4, N 165 FT, E 340.

ARANGO JOHN
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

# 2027

28-3S-16-02366-033

## BUILDING CHARACTERISTICS

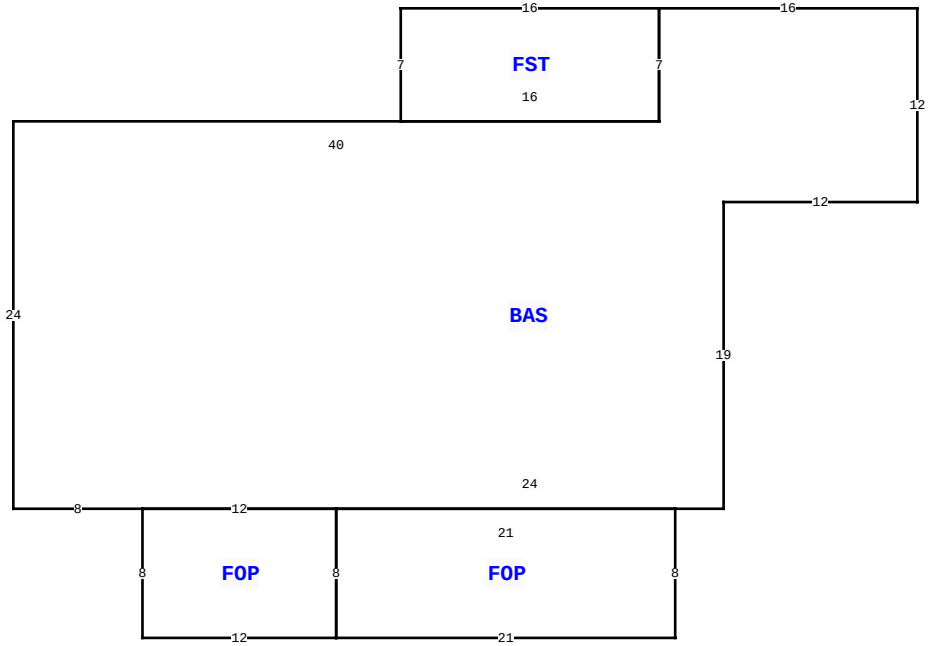
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 60 |
| Exterior Wall | 06 | BD/BATTEN 40 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| 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 | 1,228 | 100 | | 1,228 | 23,248 |
| FOP | 96 | 35 | | 34 | 644 |
| FOP | 168 | 35 | | 59 | 1,117 |
| FST | 112 | 55 | | 62 | 1,174 |
| TOTALS | 1,604 | | | 1,383 | 26,183 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,383 | 78.8800 | 47.33 | 65,457 | 1972 | 1972 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 1228 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2022 MLU |
| INC DATE | | AG DATE | |

216 NW MADELIENE TER, LAKE CITY

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 26,183 |
| TOTAL MARKET OB/XF VALUE | 7,455 |
| TOTAL LAND VALUE - MARKET | 11,315 |
| TOTAL MARKET VALUE | 44,953 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 44,953 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 44,953 |
| TOTAL JUST VALUE | 44,953 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 44,953 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18916 | RECONNECT | 50 | 11/02/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/2424 | 1/23/2024 | TD | U | I | 18 | 10,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: ARANGO JOHN | | | | | | |
| 0962/2733 | 2/22/2002 | WD | Q | I | 03 | 12,500 |
| GRANTOR: LOU ANN GUINN | | | | | | |
| GRANTEE: JAMES PADGETT JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FST= W16 S7 E16 N7$ S7 W40 S24 E8 FOP= S8 E12 N8 W12$ E12 FOP= S8 E21 N8 W21$ E24 N19 E12 N12$.

## 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 | 10 | 13 | 130.00 | UT | 5.00 | 5.00 | 70 | 1993 | 1993 | 3 | 70 | 455 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,455

| 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 | | 00 | 0.00 | 0.00 | 0.64 | AC | | 1.00 | 1.00 | 1.36 | 13,000.00 | 17,680.00 | 11,315 | | | | | | | |

REVIEW DATE 01/29/2024 BY TP Total Acres: 0.64 Total Land Value: 11,315 Market: 0 Agricultural: 0 Common: 11,315 PRINTED 11/17/2026 BY SYS