

(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.

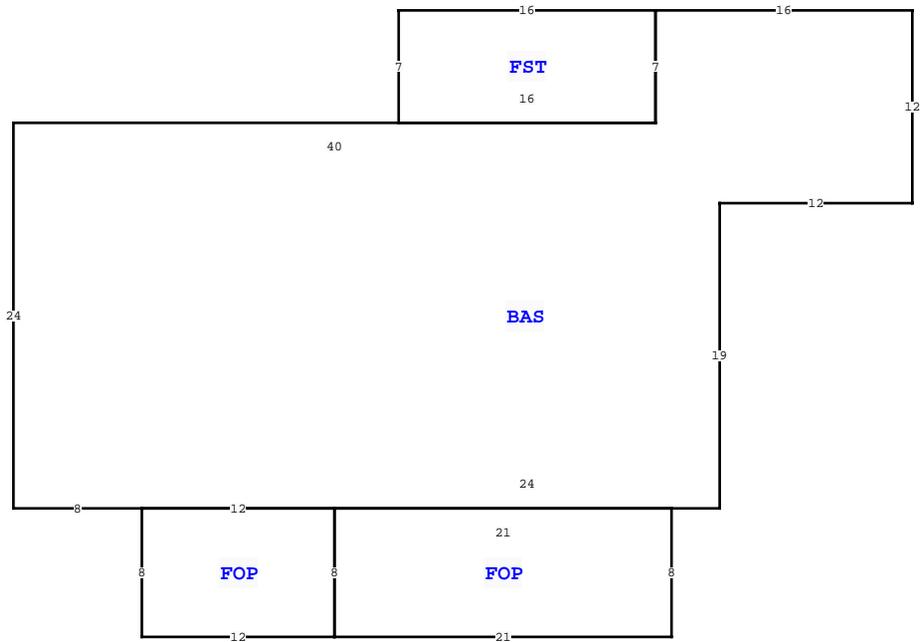
ARANGO JOHN  
220 SE ROSE COVE GLN  
LAKE CITY, FL 32025

2026

28-3S-16-02366-033

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 60	
Exterior Wall	06	BD/BATTEN 40	
Roof Structure	02	SHED 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 60	
Interior Floor	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	
Architectural Units	01	CONV 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
BAS	1,228	100	
FOP	96	35	
FOP	168	35	
FST	112	55	
TOTALS	1,604		

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	60.00	40.00
1 MOBILE HME 0% - 2025											
Heated Area: 1228 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	10	130.00	UT	5.00	5.00	70	1993
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023

TOTAL OB/XF												7,455
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2022	MLU					

BUILDING NOTES											
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**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\$.

LAND DESCRIPTION												TOTAL OB/XF												7,455
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		00	0.00	0.00	0.64	AC		1.00	1.00	1.36	13,000.00	17,680.00	11,315							