

SE1/4 OF SW1/4 AS LIES E OF WALD  
SAL RR, ALSO DESC AS FOLLOWS: C  
SW1/4 OF SW1/4, RUN E 245 FT TO

GAINES FRANKIE  
289 SE CHEDDAR CT  
LAKE CITY, FL 32025

2026

28-3S-17-11917-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	644	100	2026
TOTALS	644		31,595

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026									
				Heated Area: 644				HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			31,595
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			1,500
TOTAL MARKET VALUE			33,095
SOH/AGL Deduction			0
ASSESSED VALUE			33,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			33,095
TOTAL JUST VALUE			33,095
NCON VALUE			31,595
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052129	Mobile Home		01/23/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/362	2/08/2022	QC	U	V	11	100
GRANTOR: BAKER BRUCE						
GRANTEE: GAINES FRANKIE						
1457/1338	1/03/2022	QC	U	V	11	2,000
GRANTOR: INVESTMENT PROPERTIES						
GRANTEE: BAKER BRUCE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=17,14] E46 S14 W46 N14 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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			0.00	0.00	1.00	UT		1.00	1.00	1.00	1,500.00	1,500.00	1,500								