

COMM NE COR, RUN S 229 FT FOR  
POB, CONT S 159.34 FT, W 161  
FT, N 159.34 FT, E 161 FT TO

TINER M VIRGINIA  
406 SW SHORT LEAF DR  
LAKE CITY, FL 32024

**2026**

28-4S-16-03228-001  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION
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		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	01
NEIGHBORHOOD/LOC	28416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
UOP	84	25	
TOTALS	1,044		981

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	0%	- 0		73.65	72,251	1996	1996	0	0	60.00												
				Heated Area: 960			HX Base Yr																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2022</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2022	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/21/2022																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			28,900
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			10,707
TOTAL MARKET VALUE			48,107
SOH/AGL Deduction			2,559
ASSESSED VALUE			45,548
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			45,548
TOTAL JUST VALUE			48,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			46,730
PRMT:1:1: JONES MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11479	M H	125	08/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1112/0280	2/28/2007	WD	Q	I		55,000
GRANTOR: DONALD DWANE SR & LIN						
GRANTEE: M VIRGINIA TINER						
0861/1627	6/09/1998	WD	Q	V	03	6,000
GRANTOR: HALL						
GRANTEE: JONES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF												8,500			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0102	C	SFR/MH	0		A-1	0.00	0.00	0.58	AC	1.00				

BUILDING NOTES											
BAS= W40 S24 E13 UOP= S7 E12 N7 W12\$ E27 N24\$.											

BUILDING DIMENSIONS											
BAS= W40 S24 E13 UOP= S7 E12 N7 W12\$ E27 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF				8,500			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0102	C	SFR/MH	0		A-1	0.00	0.00	0.58	AC	1.00								