LOT 1 BAR D ESTATES UNIT 2
ORB 732-060, 962-18, (CS #02-147-CP; ORB 962-18 THRU 23),

ORTIZ GAMALIEL EDILZAR/RHOADES MELISSA ANN
149 SW CLINT WAY
LAKE CITY, FL 32024

2027

29-5S-17-09449-201

BUILDING CHARACTERISTICS

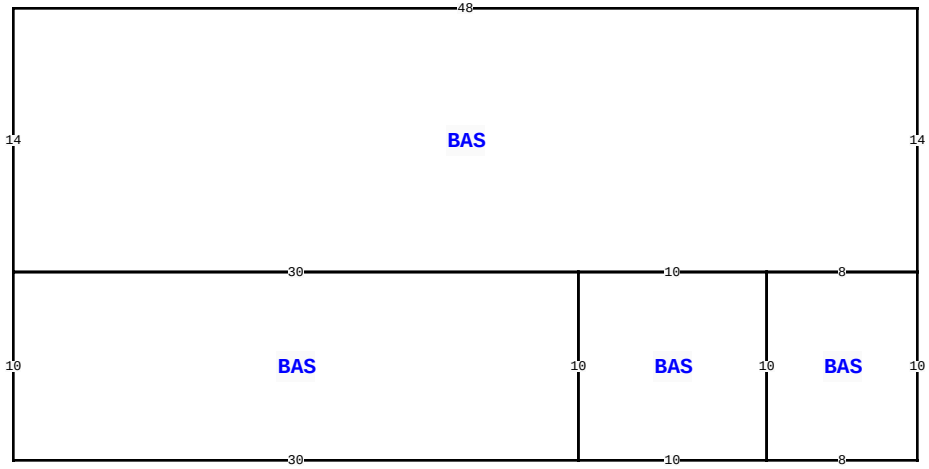
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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 02
NEIGHBORHOOD/LOC	29517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	2,225
BAS	100	100		100	2,782
BAS	300	100		300	8,345
BAS	672	100		672	18,692
TOTALS	1,152			1,152	32,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	115.9000	69.54	80,110	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



149 SW CLINT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,044
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	89,044
SOH/AGL Deduction	6,421
ASSESSED VALUE	82,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,623
TOTAL JUST VALUE	89,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,044

XFOB:1:1: VAND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050959	Electrical Servic	0	10/03/2024
19941	M H	125	09/06/2002
15933	M H	125	08/23/1999
9946	M H	125	07/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2226	6/05/2018	WD	U	I	16	15,000
GRANTOR: MELISAA ANN RHOADES						
GRANTEE: GAMALIEL EDILZAR OR						
1361/2225	5/29/2018	WD	U	I	16	15,000
GRANTOR: SARAH MARIE RHOADES						
GRANTEE: GAMALIEL EDILZAR OR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 BAS= S10 E30 N10 W30$ E30 BAS= S10 E10 N10 W10$ E10 BAS= S10 E8 N10 W8$ E8 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 5.15 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS