

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
FOP	160	35	
TOTALS	944		

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		52,937	1981	1999	0	0	60.00	40.00
Heated Area: 784 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	21,175		
TOTAL MARKET OB/XF VALUE	12,752		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	55,927		
SOH/AGL Deduction	5,659		
ASSESSED VALUE	50,268		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	50,268		
TOTAL JUST VALUE	55,927		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	47,919		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052303	Mobile Home		02/12/2025
000052246	Right-of-Way Acce		02/04/2025
8705	M H	125	08/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1587	4/09/2013	WD	U	I	40	125,000
GRANTOR: EUVARGAIN & FRANCIA A						
GRANTEE: CLAUDIO & LORA LYNN						
1224/2411	10/26/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (GARY)						
GRANTEE: EUVARGAIN & FRANCIA						

EXTRA FEATURES		400 SW SHERRI CIR, LAKE CITY															
L N	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	0040	BARN, POLE	0	0	16	24	384.00	UT	3.00	3.00	100	2003	2003	3	100	1,152	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S14 E40 FOP= S10 E16 N10W 16S E16 N14S.	

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							