LOT 23 JOY ACRES S/D.

ORB 438-336, 792-2157, POA 1111-

VERAS CLAUDIO/VERAS LORA LYNN
11206 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

29-5S-17-09451-024

BUILDING CHARACTERISTICS

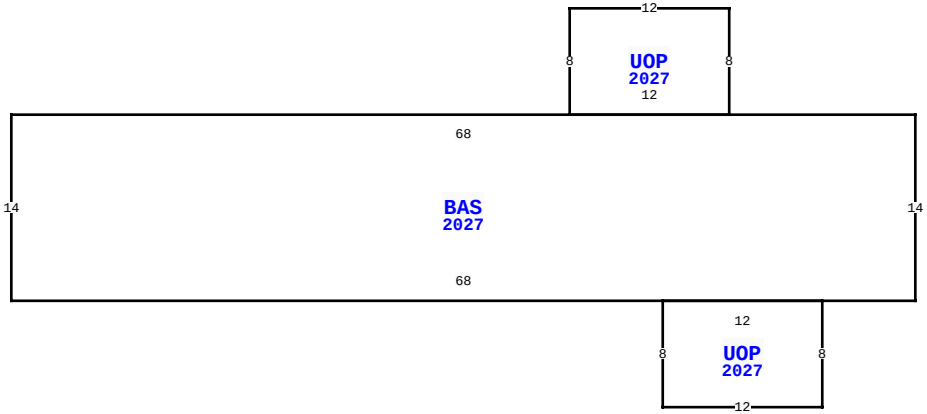
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	29517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	2027	952	54,538
UOP	96	25	2027	24	1,375
UOP	96	25	2027	24	1,375
TOTALS	1,144			1,000	57,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,000	112.0000	104.16	104,160	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 0% - 2027 Heated Area: 952 HX Base Yr



400 SW SHERRI CIR, LAKE CITY

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

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	0040	BARN,POLE	0	0	16	24	384.00	UT	3.00	3.00	100	2003	2003	3	100	1,152	
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,288
TOTAL MARKET OB/XF VALUE	12,452
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	91,740
SOH/AGL Deduction	0
ASSESSED VALUE	91,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,740
TOTAL JUST VALUE	91,740
NCON VALUE	57,288
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,919

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,7] E68 S14 W68 N14 $
UOP=[YR=2027;ORIG=64,21] E12 S8 W12 N8 $
UOP=[YR=2027;ORIG=57,-1] E12 S8 W12 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,452

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	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							

REVIEW DATE 03/31/2026 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS