COMM NW COR OF NE1/4 OF SE1/4, R
POB, RUN E 258.01 FT, S 142.76 F
NW 208.71 FT, N 155.66 FT TO POB

ALVRADO MELCHOR JOSE C/MARTIN YOLANDA PEREZ
304 NW IRENE LN
LAKE CITY, FL 32055

2027

29-6S-16-03969-025

BUILDING CHARACTERISTICS

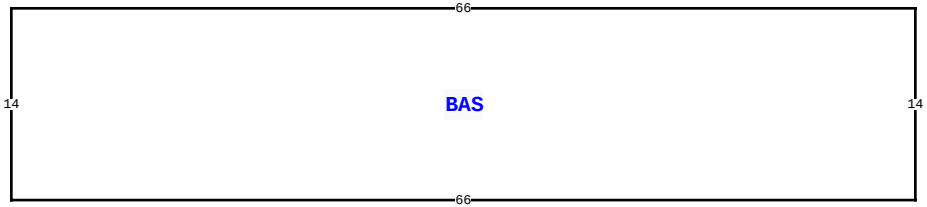
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	43,507
TOTALS	924			924	43,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	107.0100	85.61	79,104	1990	1990	0	0	0	45.00	55.00

2 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr



166 SW FRALICK CT, FORT WHITE

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	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	70	2002	2002	3	70	756	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	43,507
TOTAL MARKET OB/XF VALUE	12,656
TOTAL LAND VALUE - MARKET	25,920
TOTAL MARKET VALUE	82,083
SOH/AGL Deduction	0
ASSESSED VALUE	82,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,083
TOTAL JUST VALUE	82,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22700	M H	0	01/14/2005
9098	M H	125	11/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/162	4/08/2024	WD	Q	I	01	80,000
GRANTOR: FRALICK PAUL E						
GRANTEE: MELCHOR JOSE C ALVA						
1485/2764	2/17/2023	QC	U	I	11	100
GRANTOR: HARRISON CHRISTINA LY						
GRANTEE: FRALICK PAUL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$. 4 S14E36 UOP= S12 E16 N12 W 16$
E30N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,656

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	1.44	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,920							

REVIEW DATE 06/10/2026 BY AJ Total Acres: 1.44 Total Land Value: 25,920 Market: 0 Agricultural: 0 Common: 25,920 PRINTED 11/17/2026 BY SYS