COMM SE COR OF SW1/4, RUN N 33 D
N 21 DEG W 248.85 FT FOR POB, CO
544.53 FT, N 65 DEG E 937.22 FT

WG PROSPERITY LLC
1770 SW 139 COURT
MIAMI, FL 33175

2027

30-4S-18-10513-004

BUILDING CHARACTERISTICS

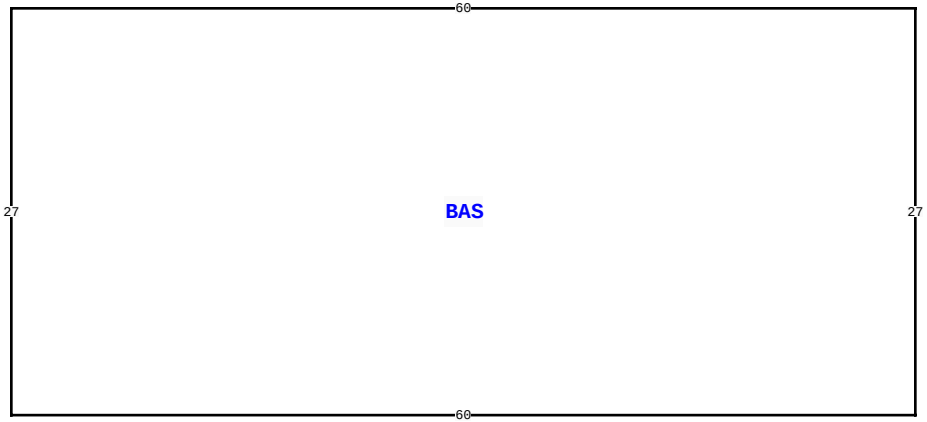
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	76,831
TOTALS	1,620			1,620	76,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	92.7200	86.23	139,693	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1620 HX Base Yr



5780 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,831
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	70,070
TOTAL MARKET VALUE	155,001
SOH/AGL Deduction	31,224
ASSESSED VALUE	123,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,777
TOTAL JUST VALUE	155,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111	M H	125	11/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1398	12/30/2020	WD	Q	I	01	75,000
GRANTOR: YOUNG ARVADA						
GRANTEE: WG PROSPERITY LLC						
0933/0409	8/10/2001	WD	U	V	09	42,500
GRANTOR: GILBERT MILLER						
GRANTEE: RAYMOND & ARVADA YO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	63,070							

REVIEW DATE 09/29/2015 BY DF Total Acres: 10.01 Total Land Value: 70,070 Market: 0 Agricultural: 0 Common: 70,070 PRINTED 11/17/2026 BY SYS