

COMM SE COR OF NE1/4 OF SE1/4, W
 POB, CONT W 186.95 FT, N 466.51
 466.70 FT TO POB.

WARREN SHANICE/WARREN LISA
 935 NW JOSEPHINE ST
 LAKE CITY, FL 32055

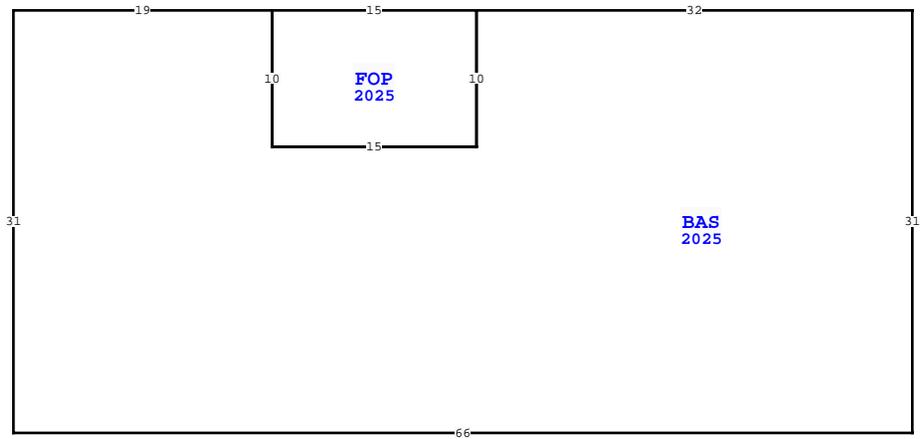
2026

31-2S-17-04814-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	03
NEIGHBORHOOD/LOC	31217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,896	100	2025
FOP	150	35	2025
TOTALS	2,046		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	-	2026						
Heated Area: 1896						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			217,299
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			244,299
SOH/AGL Deduction			0
ASSESSED VALUE			244,299
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,888
TOTAL JUST VALUE			244,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2280	4/11/2025	QC	U	V	11	100
GRANTOR: MAXWELL BILLY J						
GRANTEE: WARREN SHANICE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=70,19] W32 S10 W15 N10 W19 S31 E66 N31 \$	
FOP=[YR=2025;ORIG=23,19] E15 S10 W15 N10 \$	

EXTRA FEATURES															
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024	100	7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							