COMM NW COR OF SW1/4, S 570 FT, POB, CONT E 382.50 FT, S 570 FT, 570 FT TO POB.

D'ANTONIO WADE/D'ANTONIO KATHY
474 SW FLATT GLN
LAKE CITY, FL 32024

2027

31-4S-16-03252-012

BUILDING CHARACTERISTICS

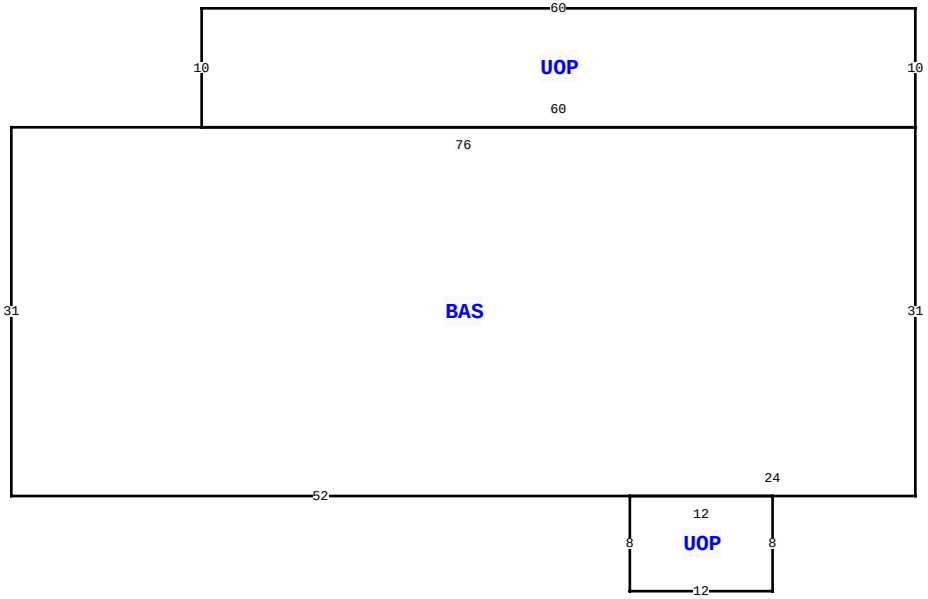
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	139,674
UOP	96	25		24	1,423
UOP	600	25		150	8,893
TOTALS	3,052			2,530	149,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,530	115.9000	107.79	272,709	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2356 HX Base Yr 2007



474 SW FLATT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,990
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	65,065
TOTAL MARKET VALUE	224,755
SOH/AGL Deduction	101,482
ASSESSED VALUE	123,273
TOTAL EXEMPTION VALUE	HX HB 13 123,273
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	224,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24212	M H	402	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/2319	12/02/2005	WD	Q	V		40,000
GRANTOR: WHITELY						
GRANTEE: D'ANTONIO						
1054/0896	8/05/2005	WD	Q	V	04	100
GRANTOR: DAVID & JANICE FLATT						
GRANTEE: KEVIN S & MARIE WHI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W60 S10 E60$ BAS= W76 S31 E52 UOP= S8 E12 N8 W12$ E24 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,065							

REVIEW DATE 07/24/2019 BY KR Total Acres: 5.01 Total Land Value: 65,065 Market: 0 Agricultural: 0 Common: 65,065 PRINTED 11/17/2026 BY SYS