COMM SW COR, RUN E 868.70 FT TO NE ALONG C/L 736 FT, SE 50 FT TO ALONG R/W 552 FT FOR POB, RUN SE

ARMAS EDUARDO JR/ARMAS LISET
333 SW SUNSET WAY
LAKE CITY, FL 32024

2027

31-4S-16-03253-001

BUILDING CHARACTERISTICS

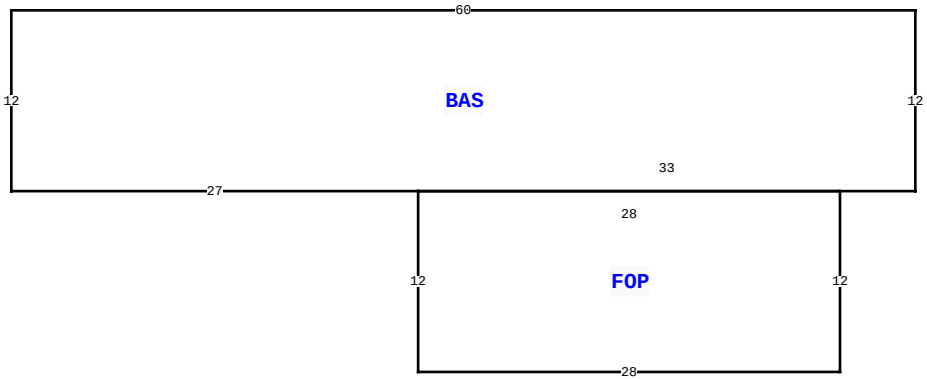
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	17,263
FOP	336	35		118	2,829
TOTALS	1,056			838	20,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	838	99.9000	59.94	50,230	1974	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



8089 SW STATE ROAD 247 , 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,092
TOTAL MARKET OB/XF VALUE	12,695
TOTAL LAND VALUE - MARKET	31,040
TOTAL MARKET VALUE	63,827
SOH/AGL Deduction	0
ASSESSED VALUE	63,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,827
TOTAL JUST VALUE	63,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,827

XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2011	1/23/2017	QC	U	I	30	100
GRANTOR: EDUARDO ARMAS						
GRANTEE: EDUARDO JR & LISET						
1090/2598	7/26/2006	WD	Q	I		65,000
GRANTOR: BEE PHALEN & JULIE AN						
GRANTEE: EDUARDO ARMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E27 FOP= S12 E28 N12 W28$ E33 N12$.

LAND DESCRIPTION

TOTAL OB/XF 12,695

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	1.94	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,040							

REVIEW DATE 07/24/2019 BY KR Total Acres: 1.94 Total Land Value: 31,040 Market: 0 Agricultural: 0 Common: 31,040 PRINTED 11/17/2026 BY SYS