

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

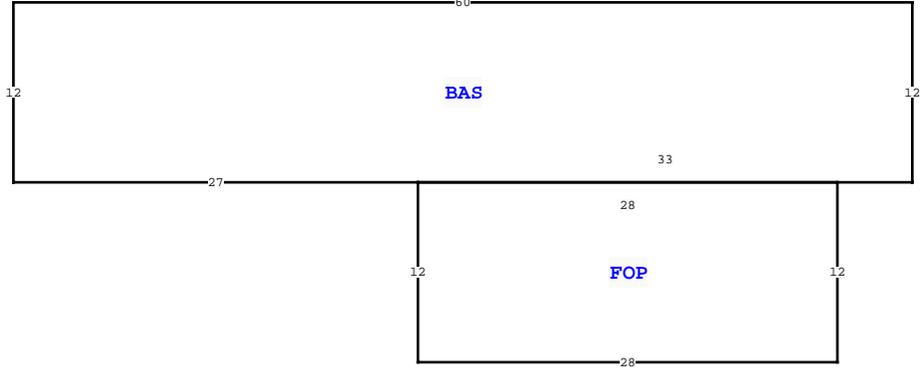
2026

31-4S-16-03253-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architctual	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
BAS	720	100	
FOP	336	35	
TOTALS	1,056		838

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	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		20,092	
TOTAL MARKET OB/XF VALUE		12,695	
TOTAL LAND VALUE - MARKET		27,160	
TOTAL MARKET VALUE		59,947	
SOH/AGL Deduction		1,717	
ASSESSED VALUE		58,230	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		58,230	
TOTAL JUST VALUE		59,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,947	
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	500
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	4,995
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	7,000
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	200

TOTAL OB/XF																
8089 SW STATE ROAD 247 , LAKE CITY																
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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	
3	9945	Well/Sept	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	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
TOTALS														12,695		

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/07/2025 MLU													

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

LAND DESCRIPTION																								
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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,160							

TOTAL OB/XF													
12,695													
REVIEW DATE 07/24/2019 BY KR													
Total Acres: 1.94													
Total Land Value: 27,160													
Market: 0													
Agricultural: 0													
Common: 27,160													