

COMM NW COR OF NE1/4 OF NW1/4, S  
E 1343.80 FT FOR POB, N 719.68 F  
N 67 DEG E 813.17 FT, S 1067.84

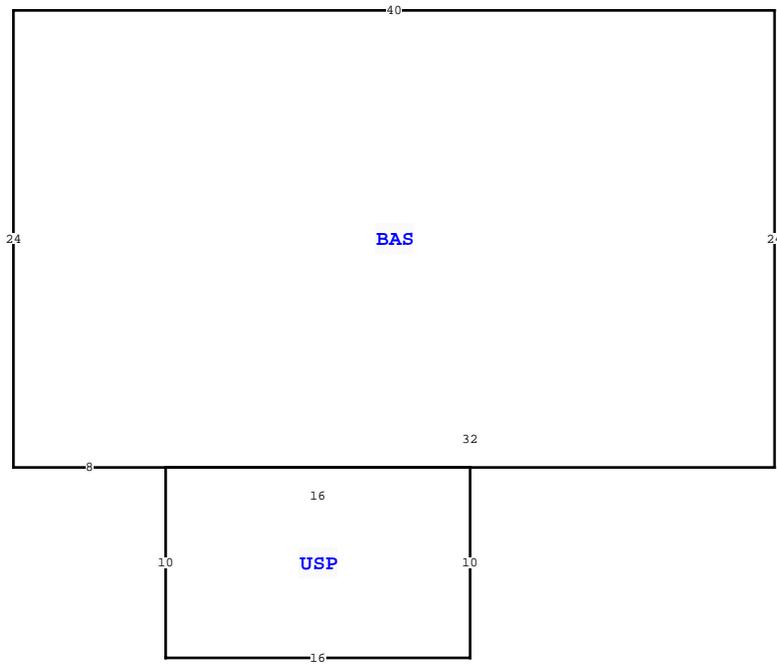
JULIAO RAFAEL H III/JULIAO INGRID D  
295 NW COMMONS LP STE 115-255  
LAKE CITY, FL 32055

**2026**

31-4S-18-10518-001  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
USP	160	35	
TOTALS	1,120		1,016 29,724

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2006	73.14	74,310	1987	1987	0	0	60.00	40.00
Heated Area: 960 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,724
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			74,256
TOTAL MARKET VALUE			48,563
SOH/AGL Deduction			25,175
ASSESSED VALUE			23,388
TOTAL EXEMPTION VALUE	HX HB	23,388	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			111,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23680	M H	0	09/30/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1112/0629	2/23/2007	WD	Q	V	04	100
GRANTOR: J L DICKS						
GRANTEE: RAFAEL H III & INGR						
1058/1090	10/01/2003	WD	Q	V	01	100
GRANTOR: RAFAEL H JULIAO IV						
GRANTEE: RAFAEL H JULIAO III						

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	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	

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	1.00	AC		1.00	1.00	0.80	6,000.00	4,800.00	4,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.47	AC		1.00	1.00	1.00	445.00	445.00	6,439							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.47	AC		1.00	1.00	0.80	6,000.00	4,800.00	69,456							

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1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	6,000.00	4,800.00	4,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.47	AC		1.00	1.00	1.00	445.00	445.00	6,439							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.47	AC		1.00	1.00	0.80	6,000.00	4,800.00	69,456							