

COMM AT SW COR OF SE1/4 OF SW1/4
1292.29 FT, E 392.80 FT FOR POB,
208.90 FT, S 208.90 FT, W 208.90

FRANKLIN ANITA DAWN CABRERA/CABRERA TIMOHTY SALAZA
1322 SE EBENEZER RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-004



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 1418.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,976 | 100 | |
| UST | 64 | 45 | |
| TOTALS | 2,040 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-------|-----------|-------------|----------------|-------------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MANUF | 1 | 100% | - 2007 | Heated Area: 1976 | | HX Base Yr 2007 | | | | |
| <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">42</p> <div style="display: flex; justify-content: space-between; width: 100%;"> 26 76 </div> <div style="display: flex; justify-content: space-between; width: 100%;"> 8 34 </div> <p style="text-align: center;">UST</p> <p style="text-align: center;">BAS</p> </div> | | | | | | | | | | | |
| TOTALS | 2,040 | | | 2,005 | 118,071 | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 118,071 |
| TOTAL MARKET OB/XF VALUE | | | 7,250 |
| TOTAL LAND VALUE - MARKET | | | 11,000 |
| TOTAL MARKET VALUE | | | 136,321 |
| SOH/AGL Deduction | | | 61,576 |
| ASSESSED VALUE | | | 74,745 |
| TOTAL EXEMPTION VALUE | HX HB | | 49,745 |
| BASE TAXABLE VALUE | | | 25,000 |
| TOTAL JUST VALUE | | | 136,321 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 136,321 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000043537 | Roof Replacement | 30,515 | 01/14/2022 |
| 000041989 | Solar Power Syste | 69,800 | 05/21/2021 |
| 23929 | M H | 457 | 12/06/2005 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1475/2579 | 9/11/2022 | QC | U | I | 11 | 100 |
| GRANTOR: CABRERA ANITA DAWN | | | | | | |
| GRANTEE: CABRERA TIMOTHY SAL | | | | | | |
| 1430/900 | 2/11/2021 | QC | U | I | 11 | 100 |
| GRANTOR: FRANKLIN FELIPE JOSE | | | | | | |
| GRANTEE: CABRERA ANITA DAWN | | | | | | |

| 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/29/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W34 UST= N8 W8 S8 E8\$ W42 S26 E76 N26\$. | |

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |