

LOT 2 PARKWOOD S/D.  
611-706, 840-1283, PB 1016-1900,

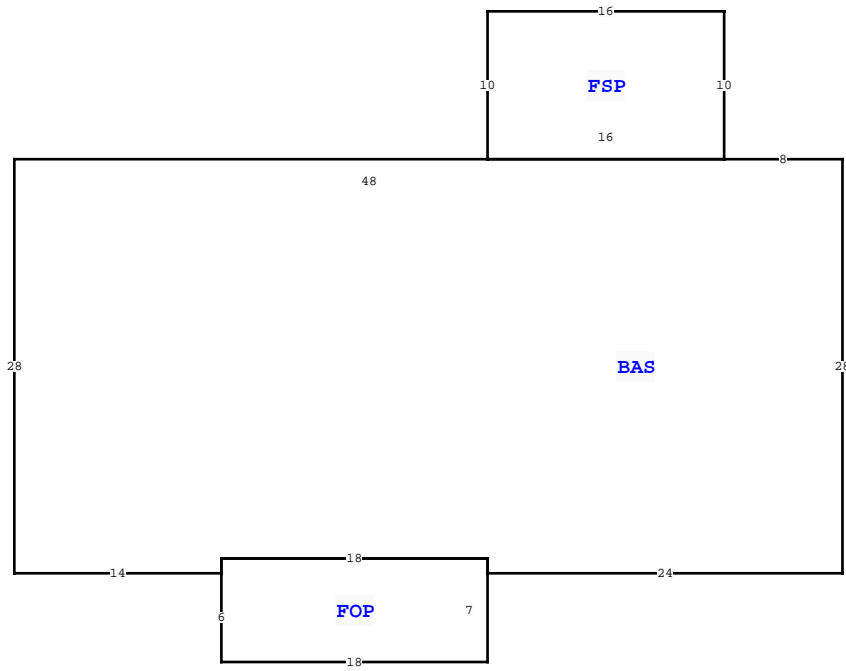
LAVIGNE ROBERT JOSEPH  
126 SE DORETHA TERR  
LAKE CITY, FL 32025

**2026**

31-4S-18-10519-017  
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		
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 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		
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	04		
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	43,115
FOP	126	35		44	1,224
FSP	160	40		64	1,780
TOTALS	1,836			1,658	46,119

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%	2009		115,297	1987	1987	0	0	60.00	40.00
Heated Area: 1550 HX Base Yr 2009											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			46,119
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			62,219
SOH/AGL Deduction			32,618
ASSESSED VALUE			29,601
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			4,601
TOTAL JUST VALUE			62,219
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,219
XFOB:1:1: PALM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/1283	6/03/1997	WD Q	Q	I		49,000
GRANTOR: MORRELL						
GRANTEE: TOTTEN						
0611/0706	12/01/1986	WD Q	Q	V		8,400
GRANTOR:						
GRANTEE:						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												8,600					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/29/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W8 FSP= N10 W16 S10 E16\$ W48 S28 E14 FOP= S6 E18 N7 W18 S1\$ N1 E18 S1 E24 N28\$.											

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	15,000.00	7,500.00	7,500							