(AKA LOT 20 PINE ACRES UNREC). C
OF SE1/4, RUN E 248.36 FT, N 217
POB, CONT N 685.42 FT, W 678.94

LANDMART & ASSOCIATES FINANCIAL GROUP LLC
PO BOX 1524
LIVE OAK, FL 32064

2027

31-5S-16-03744-320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

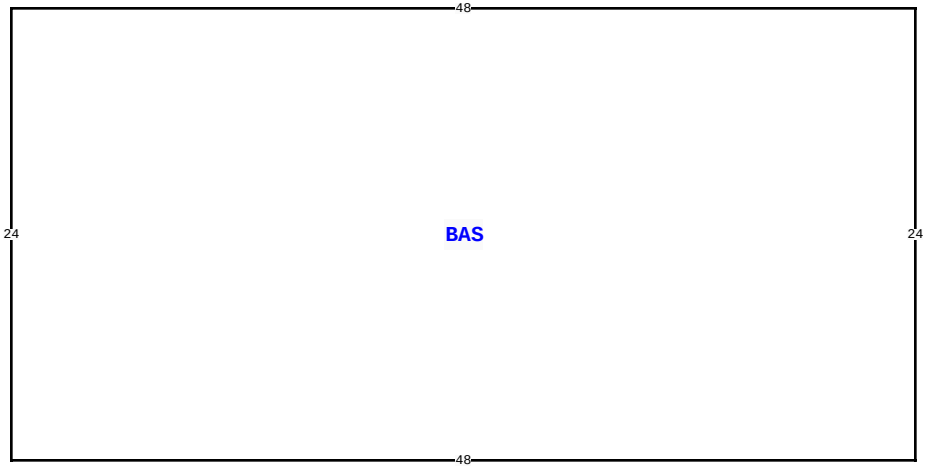
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	23,367
TOTALS	1,152			1,152	23,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	84.5100	50.71	58,418	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



494 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	2008	2008	3	50	300	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,367
TOTAL MARKET OB/XF VALUE	18,500
TOTAL LAND VALUE - MARKET	73,060
TOTAL MARKET VALUE	114,927
SOH/AGL Deduction	19,097
ASSESSED VALUE	95,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,830
TOTAL JUST VALUE	114,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26198	M H	297	09/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0738	2/08/2016	QC	U	I	11	22,200
GRANTOR: SHIRLEY M BENNETT (AK						
GRANTEE: LANDMART & ASSOCIAT						
1104/1077	12/07/2001	WD	Q	V	01	29,000
GRANTOR: DEAS BULLARD PROP						
GRANTEE: SHIRLEY BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 18,500

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.62	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,060							

REVIEW DATE 03/24/2026 BY JB Total Acres: 5.62 Total Land Value: 73,060 Market: 0 Agricultural: 0 Common: 73,060 PRINTED 11/17/2026 BY SYS