

PARCEL 3 YOUNG ACRES S/D UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R
FT FOR POB, RUN S 1322.64 FT, W

GUSTAFSON ELIZABETH ANN/GUSTAFSON ANN MARIE
431 SW REGIMENT PL
LAKE CITY, FL 32024

2026

31-5S-17-09467-103



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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	02
NEIGHBORHOOD/LOC	31517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	0%	- 2022	Heated Area: 1404		HX Base Yr						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,404	100		1,404	126,843								
TOTALS	1,404			1,404	126,843								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			126,843
TOTAL MARKET OB/XF VALUE			16,950
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			253,903
SOH/AGL Deduction			8,590
ASSESSED VALUE			245,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			245,313
TOTAL JUST VALUE			253,903
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,423
SALE: 3:1: PARCEL #3 YOUNG ACRES			
XFOB: 1:1: ALL AMERICAN/HERI MH			
SALE: 1:1: WELL & SEPTIC			
BLDG: 1:1: CONCORD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16534	M H	125	01/26/2000
10218	M H	125	09/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/483	11/30/2021	WD	Q	I	01	200,000
GRANTOR: ALDERSON WILLIAM F						
GRANTEE: GUSTAFSON ELIZABETH						
1288/2201	2/03/2015	WD	U	I	11	100
GRANTOR: WILLIAM F ALDERSON						
GRANTEE: WILLIAM F ALDERSON						

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0294	SHED WOOD/	0	0	20	30	600.00	UT	15.00	15.00	100	2017	2017	3	100	9,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	0	10	30	300.00	UT	1.50	1.50	100	2017	2017	3	100	450	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
TOTAL OB/XF														16,950										

BUILDING NOTES													
431 SW REGIMENT PL, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/06/2026 MLU													
BUILDING DIMENSIONS													
BAS= W52 S27 E52 N27\$.													