

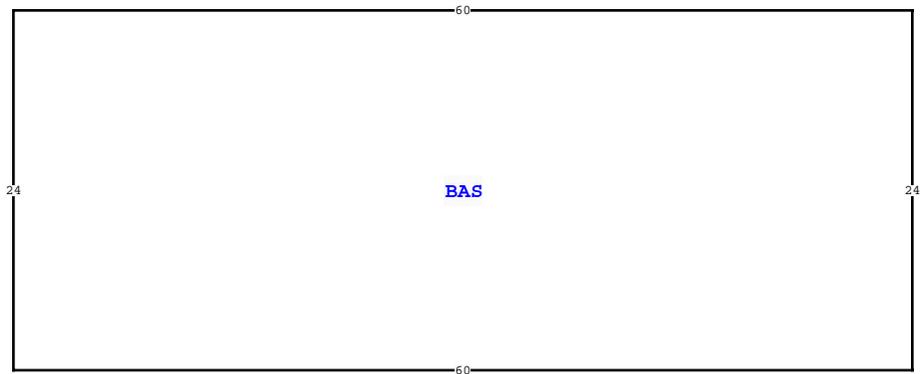
COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, CONT S 259.23 FT, W 493
261.61 FT TO S R/W OF A CO RD, E

SMALL GAZEL E/JACOBIN CANDICE E
1270 NW QUEEN RD
LAKE CITY, FL 32055

2026

32-2S-16-01807-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 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	
Architctual Units	01	CONV 100 0 100	
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
TOTALS	1,440		1,440 38,327

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MOBILE HME	100%	- 2018		95,818	1984	1984	0	0	60.00	40.00												
				Heated Area: 1440			HX Base Yr 2018																
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2025		
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			04/14/2025																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		38,327	
TOTAL MARKET OB/XF VALUE		15,350	
TOTAL LAND VALUE - MARKET		22,125	
TOTAL MARKET VALUE		75,802	
SOH/AGL Deduction		36,322	
ASSESSED VALUE		39,480	
TOTAL EXEMPTION VALUE		30,000	
BASE TAXABLE VALUE		9,480	
TOTAL JUST VALUE		75,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35603	M H	419	07/26/2017
34462	M H	406	09/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/519	2/10/2023	WD U		I	11	100
GRANTOR: SMALL HAZEL E						
GRANTEE: SMALL GAZEL E						
1348/0105	11/15/2017	WD U		I	11	100
GRANTOR: DOUGLAS K FISHER & HA						
GRANTEE: HAZEL E SMALL & THO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
6	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100
7	0265	PRCH, UEP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,000.00	4,000.00	100

TOTAL OB/XF												15,350												
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	2.95	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,125							

BUILDING NOTES											
<p>BAS= W60 S24 E60 N24\$.</p>											

BUILDING DIMENSIONS											
<p>BAS= W60 S24 E60 N24\$.</p>											