EAST HALF OF THE FOLLOWING DESC
OF SE1/4, RUN S 1057.02 FT FOR P
FT, N 261.41 FT, E 492.70 FT, S

ALLEN WILLIE B
377 NW SENIOR CT
LAKE CITY, FL 32055

2027

32-2S-16-01807-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 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
Quality	03	03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 03

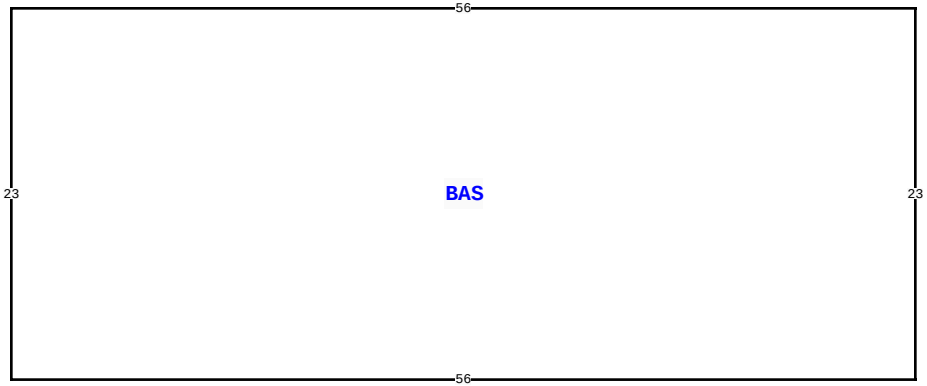
NEIGHBORHOOD/LOC 32216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	22,509
TOTALS	1,288			1,288	22,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	72.8100	43.69	56,273	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1288 HX Base Yr



272 NW SENIOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,509
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	11,840
TOTAL MARKET VALUE	41,349
SOH/AGL Deduction	8,957
ASSESSED VALUE	32,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,392
TOTAL JUST VALUE	41,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37075	M H	444	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/1084	10/11/2016	WD	Q	V	01	10,500
GRANTOR: JOSEPH FRANKLIN WYNN						
GRANTEE: WILLIE B ALLEN						
1216/1593	5/25/2011	TR	U	V	11	0
GRANTOR: TERESA M BENDER (AS T						
GRANTEE: JOSEPH FRANKLIN WYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S23 E56 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.48	AC		1.00	1.00	0.80	10,000.00	8,000.00	11,840							

REVIEW DATE 01/03/2023 BY JD Total Acres: 1.48 Total Land Value: 11,840 Market: 0 Agricultural: 0 Common: 11,840 PRINTED 11/16/2026 BY SYS