COMM NE COR OF SE1/4, S 1057.02
W 492.37 FT, S 260.36 FT, E 491.
FT TO POB. (PARCEL 5). EX 10 FT

**TREVERROW ELIZABETH RENEE/TREVERROW SKYLER EDWARD**
400 NW SENIOR CT
LAKE CITY, FL 32055

**2027**

**32-2S-16-01807-005**

## BUILDING CHARACTERISTICS

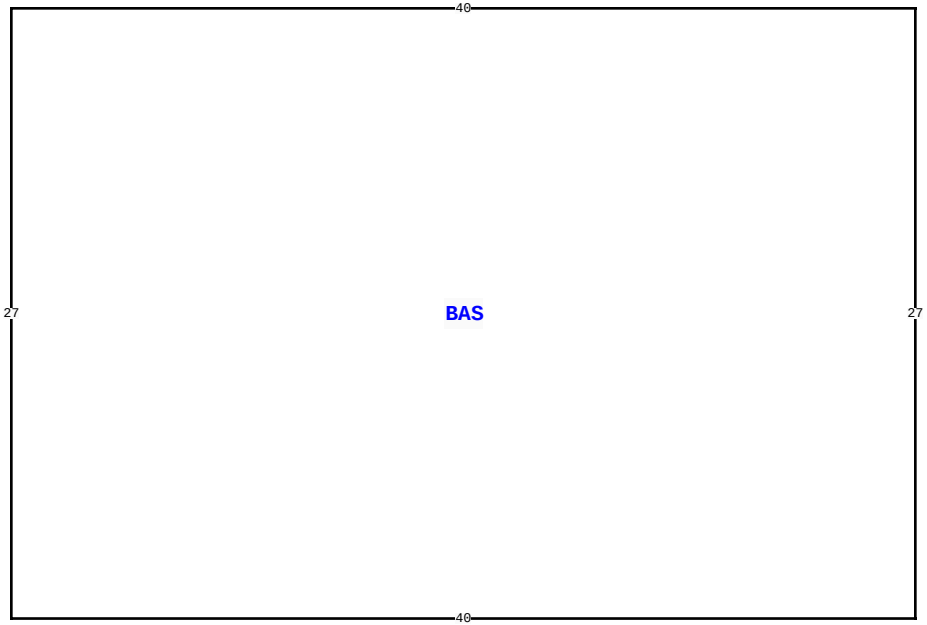
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 03 |
| NEIGHBORHOOD/LOC | 32216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | | 1,080 | 64,354 |
| TOTALS | 1,080 | | | 1,080 | 64,354 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,080 | 116.5000 | 108.34 | 117,007 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2022 Heated Area: 1080 HX Base Yr 2022




400 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 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2021 | 2020 | | 100 | 1,000 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 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 | | 64,354 |
| TOTAL MARKET OB/XF VALUE | | 8,000 |
| TOTAL LAND VALUE - MARKET | | 29,300 |
| TOTAL MARKET VALUE | | 101,654 |
| SOH/AGL Deduction | | 23,369 |
| ASSESSED VALUE | | 78,285 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 26,874 |
| TOTAL JUST VALUE | | 101,654 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050510 | Electrical Servic | 0 | 08/07/2024 |
| 25172 | M H | 543 | 10/30/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1458/2086 | 1/27/2022 | WD | U | I | 11 | 100 |
| GRANTOR: TREVERROW ELIZABETH R | | | | | | |
| GRANTEE: TREVERROW ELIZABETH | | | | | | |
| 1436/2164 | 5/03/2021 | WD | Q | I | 01 | 80,000 |
| GRANTOR: OELLRICH ROBERT W | | | | | | |
| GRANTEE: SANDERS ELIZABETH R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,000

| 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 | 100 | | A-1 | 0.00 | 0.00 | 2.93 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 29,300 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.93 Total Land Value: 29,300 Market: 0 Agricultural: 0 Common: 29,300 PRINTED 11/16/2026 BY SYS