COMM NE COR NE1/4 OF SE1/4, S 79
248.21 FT TO POB, W 244.16 FT, N
244.28 FT, S 260.96 FT TO POB. P

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

2027

32-2S-16-01807-007

BUILDING CHARACTERISTICS

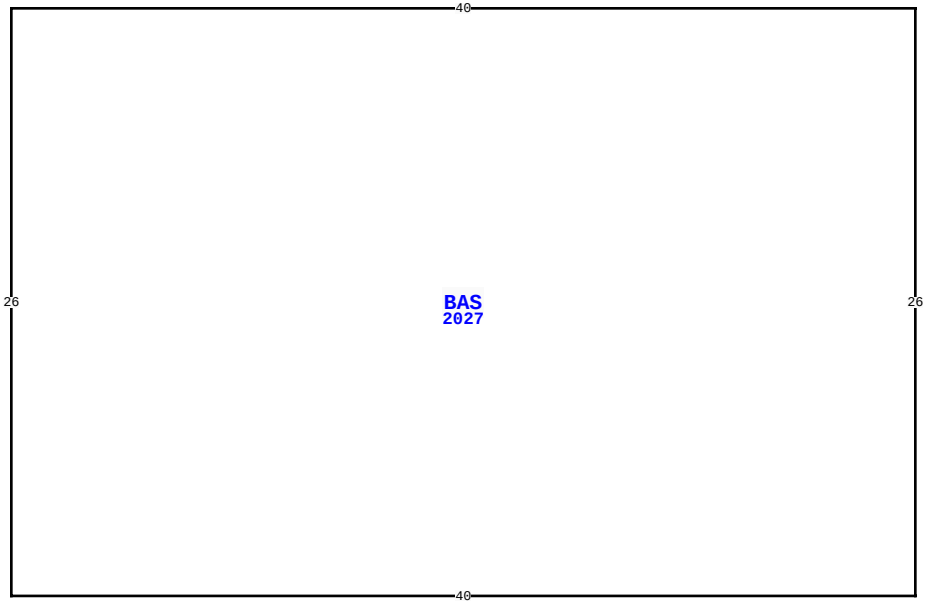
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,040	100	2027	1,040	98,577
TOTALS	1,040			1,040	98,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	104.0000	96.72	100,589	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1040 HX Base Yr



290 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,577
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,600
TOTAL MARKET VALUE	113,177
SOH/AGL Deduction	0
ASSESSED VALUE	113,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,177
TOTAL JUST VALUE	113,177
NCON VALUE	98,577
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053887	Mobile Home		08/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/951	7/24/2025	QC	U	V	11	100
GRANTOR: ALLEN BRANDON J						
GRANTEE: ALLEN WILLIE B						
1514/456	4/08/2024	QC	U	V	11	100
GRANTOR: ALLEN WILLIE B						
GRANTEE: ALLEN BRANDON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,12] E40 S26 W40 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.46	AC		1.00	1.00	1.00	10,000.00	10,000.00	14,600							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.46 Total Land Value: 14,600 Market: 0 Agricultural: 0 Common: 14,600 PRINTED 11/16/2026 BY SYS