

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	01	NONE	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	32216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2023
TOTALS	1,512		1,512
			169,739

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	50%	-	2024						
Heated Area: 1512						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,739
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			244,739
SOH/AGL Deduction			15,478
ASSESSED VALUE			229,261
TOTAL EXEMPTION VALUE	HA HAB WX	56,411	
BASE TAXABLE VALUE			172,850
TOTAL JUST VALUE			244,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044576	Mobile Home		06/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/503	5/28/2022	WD	Q	V	01	60,000
GRANTOR: BULLARD MCARDLE LLC						
GRANTEE: GERVASINI TECO						
14754/1904	12/07/2021	WD	U	V	30	34,100
GRANTOR: WESTRIDGE INC						
GRANTEE: BULLARD MCARDLE LLC						

EXTRA FEATURES		250 NW TOMOKA CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0296	SHED METAL	3,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/11/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=18,13] E56 S27 W56 N27 \$	

LAND DESCRIPTION										TOTAL OB/XF										10,000					
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	50		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								