E1/4 OF SW1/4 OF NE1/4, ALSO DES OF SE1/4 OF BE1/4, RUN S 1304.76 A CO RD, W ALONG R/W 336.09 FT,

VEREEN NATHANIEL III/FULLER-VEREEN ANTOINETTE
PO BOX 836
LAKE CITY, FL 32056

2027

32-2S-16-01810-001

BUILDING CHARACTERISTICS

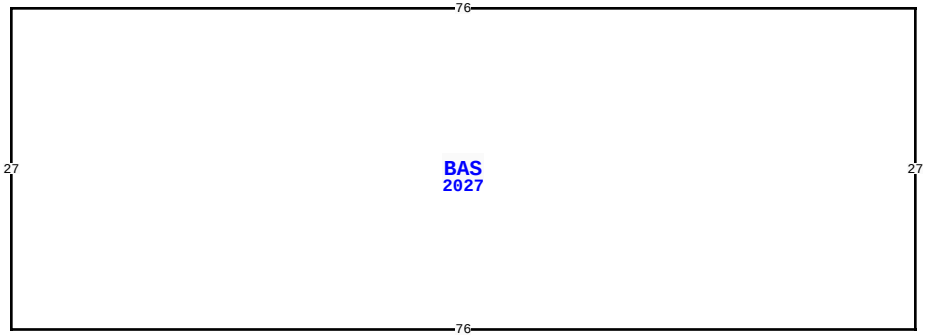
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,052	100	2027	2,052	219,114
TOTALS	2,052			2,052	219,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	113.5000	108.96	223,586	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 2052 HX Base Yr



1497 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	219,114
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	306,114
SOH/AGL Deduction	33,450
ASSESSED VALUE	272,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,664
TOTAL JUST VALUE	306,114
NCON VALUE	219,114
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,000

XFOB:2:1: OLD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054865	Mobile Home		01/22/2026
000054748	Right-of-Way Acce		12/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/2312	6/12/2001	WD	Q	I		25,000

GRANTOR: R CHAMBERS

GRANTEE: NATHANIEL & ANTOINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=10,13] E76 S27 W76 N27 $

.

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		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 04/21/2026 BY JB Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/16/2026 BY SYS