COMM SW COR OF SE1/4 OF NE1/4, R
R/W WINFIELD RD FOR POB, CONT N
E 323.16 FT, S 671.42 FT, TO N R

BROOM ANTHONY C
1471 NW QUEEN RD
LAKE CITY, FL 32055

2027

32-2S-16-01813-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
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

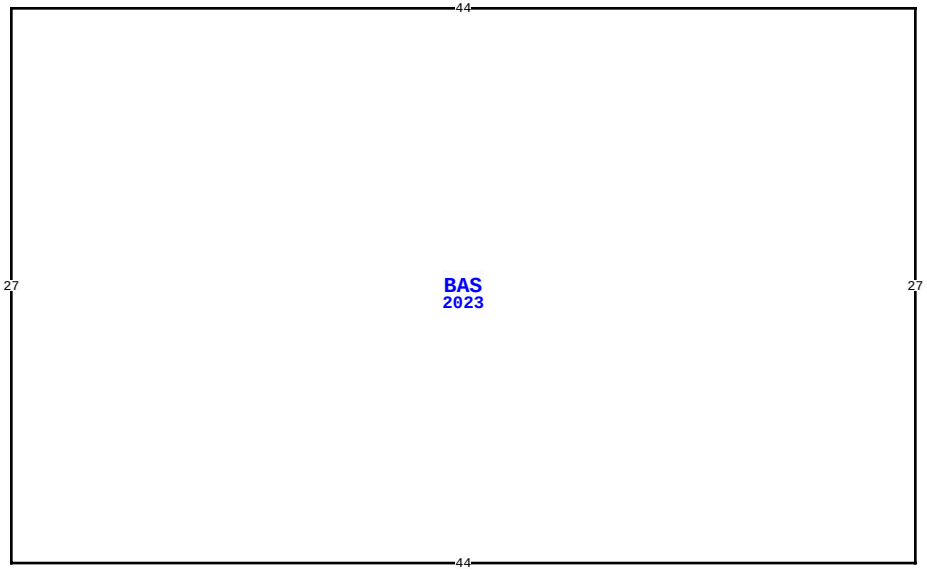
NEIGHBORHOOD/LOC 32216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2023	1,188	23,237
TOTALS	1,188			1,188	23,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	81.5000	48.90	58,093	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1188 HX Base Yr



1471 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,237
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	75,437
SOH/AGL Deduction	16,113
ASSESSED VALUE	59,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,324
TOTAL JUST VALUE	75,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18167	M H	125	04/13/2001
17528	M H	125	10/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0362	3/31/2020	WD	Q	V	01	25,000
GRANTOR: SUZANNE D DAVIS FKA S						
GRANTEE: ANTHONY C BROOM						
0878/0755	4/06/1999	WD	Q	V		18,000
GRANTOR: NANCY E HESTER						
GRANTEE: SUZANNE D ADAMS (F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,13] E44 S27 W44 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 10/01/2025 BY RP Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS