

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

2026

32-2S-16-01813-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,188	100	2023
TOTALS	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	60.00	40.00													
1 MOBILE HME 0% - 2023 Heated Area: 1188 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 1px solid black; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/11/2026		MLU																			

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			21,506
ASSESSED VALUE			53,931
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			53,931
TOTAL JUST VALUE			75,437
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,437

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						

EXTRA FEATURES		1471 NW QUEEN RD, LAKE CITY															
L N	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	

TOTAL OB/XF																	7,200
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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

LAND DESCRIPTION																								
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	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

TOTAL OB/XF																	7,200
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------