E3/4 OF NE1/4 OF NE1/4, EX 0.5 A
& EX 10.05 AC DESC IN ORB 794-04
MOL DESC ORB 795-1998.

ROSSIN IZELL
320 NE CHRISTIE ST
LAKE CITY, FL 32055

2027

32-2S-17-04816-000

BUILDING CHARACTERISTICS

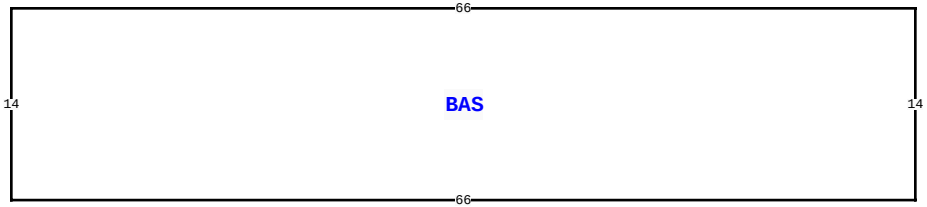
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,053
TOTALS	924			924	17,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	76.9000	46.14	42,633	1982	1982	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2018 Heated Area: 924 HX Base Yr 2018



348 NE CHRISTIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,053
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		34,412
SOH/AGL Deduction		18,428
ASSESSED VALUE		15,984
TOTAL EXEMPTION VALUE	HX HB WR	15,984
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		98,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,853

LAND:4:1: NO LONGER USED AS HOMESITE-BLDG DELETED

BLDG:1:1: SKYLINE MH (RP'D-IZELL ROSSIN)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047557	Electrical Servic	0	06/27/2023
000047532	Remodel	8,500	06/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0863/1681	8/04/1998	WD	Q	I		23,357

GRANTOR: ELIZABETH THOMAS

GRANTEE: IZELL & CORENTHAIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.35	AC		1.00	1.00	1.00	40.00	40.00	134							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.35	AC		1.00	1.00	1.00	8,000.00	8,000.00	66,800							

REVIEW DATE 07/05/2023 BY TW Total Acres: 9.35 Total Land Value: 10,359 Market: 66,800 Agricultural: 2,359 Common: 8,000 PRINTED 11/17/2026 BY SYS