W1/2 OF E1/2 OF NE1/4 OF NE1/4

795-1998, DC 1359-1502,

ROSSIN IZELL
320 NE CHRISTIE ST
LAKE CITY, FL 32055

2027

32-2S-17-04816-002

BUILDING CHARACTERISTICS

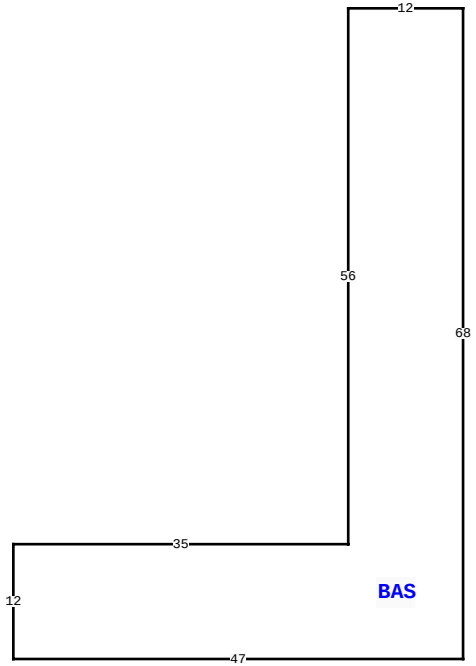
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
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	1,236	100		1,236	19,494
TOTALS	1,236			1,236	19,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,236	65.7135	39.43	48,735	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1236 HX Base Yr



232 NE CHRISTIE ST, 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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,400	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,456
TOTAL MARKET OB/XF VALUE	11,050
TOTAL LAND VALUE - MARKET	45,500
TOTAL MARKET VALUE	110,006
SOH/AGL Deduction	21,101
ASSESSED VALUE	88,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,905
TOTAL JUST VALUE	110,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054743	Electrical Servic		12/30/2025
000052968	Electrical Servic		04/29/2025
000046390	Electrical Servic	0	01/27/2023
13931	M H	125	04/24/1998
9663	M H	125	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1998	9/16/1994	WD	Q	V		10,000

GRANTOR: ELIZABETH THOMAS

GRANTEE: IZELL & CORENTHAIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S56 W35 S12 E47 N68$.

LAND DESCRIPTION

TOTAL OB/XF 11,050

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	0102	C	SFR/MH	0		A-1	0.00	0.00	5.60	AC		1.00	1.00	1.00	8,000.00	8,000.00	44,800							
2	9600	C	WASTELAND	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							

REVIEW DATE 05/07/2025 BY TW Total Acres: 9.60 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 11/17/2026 BY SYS

W1/2 OF E1/2 OF NE1/4 OF NE1/4

795-1998, DC 1359-1502,

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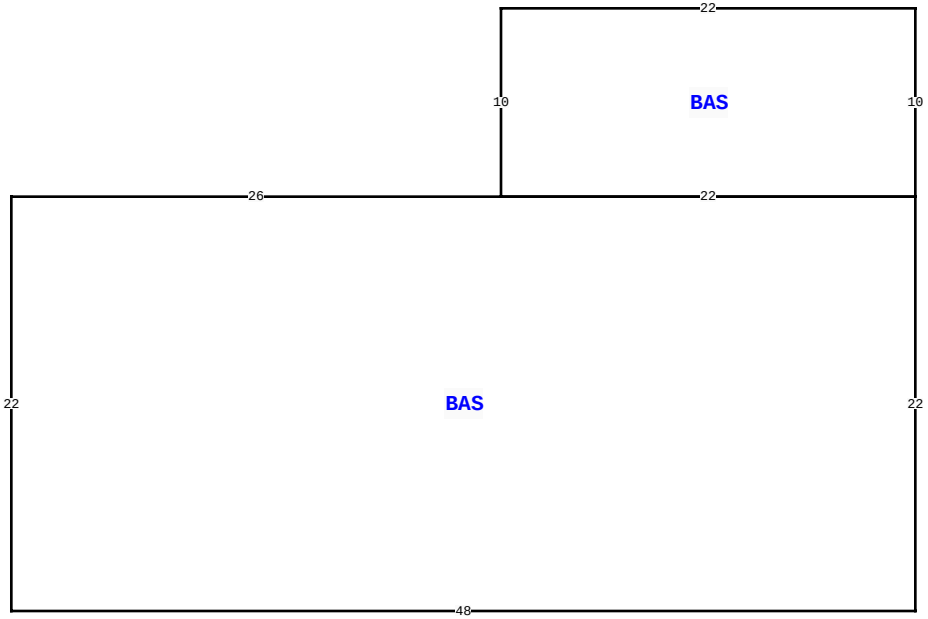
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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	32217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	5,856
BAS	1,056	100		1,056	28,106
TOTALS	1,276			1,276	33,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,276	110.9000	66.54	84,905	1993	1993	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1276 HX Base Yr



232 NE CHRISTIE ST, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL MARKET VALUE	110,006
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ASSESSED VALUE	88,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,905
TOTAL JUST VALUE	110,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1998	9/16/1994	WD	Q	V		10,000

GRANTOR: ELIZABETH THOMAS

GRANTEE: IZELL & CORENTHAIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S22 E48 N22 BAS= N10 W22 S10 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/07/2025 BY TW Total Acres: 9.60 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 11/17/2026 BY SYS