COMM SW COR OF NE1/4, N 05 DG E
DG E 1114.70 FT, N 05 DG E 392.6
1152.55 FT, N 174.65 FT, W 486.6

MONDS ROBERT
1614 NW MOORE RD
LAKE CITY, FL 32055

**2027**

**32-3S-16-02420-008**

## BUILDING CHARACTERISTICS

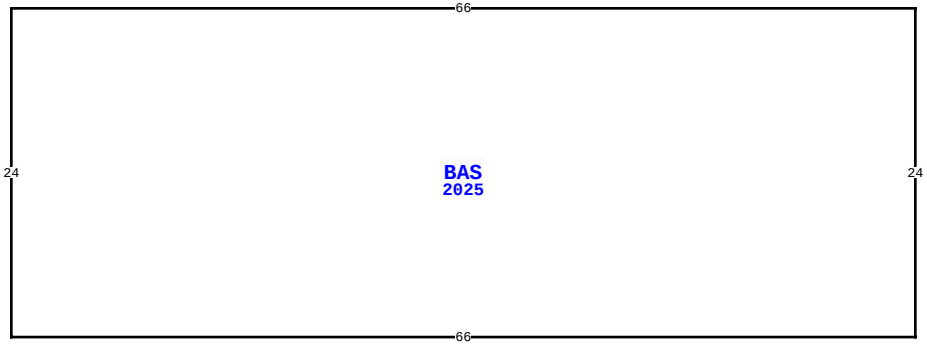
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 01 |
| NEIGHBORHOOD/LOC | 32316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,584 | 100 | 2025 | 1,584 | 44,479 |
| TOTALS | 1,584 | | | 1,584 | 44,479 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,584 | 117.0000 | 70.20 | 111,197 | 1989 | 1989 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 1584 HX Base Yr




523 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 2017 | 2017 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2025 | 2024 | | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 44,479 |
| TOTAL MARKET OB/XF VALUE | 8,600 |
| TOTAL LAND VALUE - MARKET | 93,195 |
| TOTAL MARKET VALUE | 146,274 |
| SOH/AGL Deduction | 10,313 |
| ASSESSED VALUE | 135,961 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 135,961 |
| TOTAL JUST VALUE | 146,274 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 146,274 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045080 | Mobile Home | | 05/30/2023 |
| 000044096 | Electrical Servic | 0 | 04/04/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1291/2124 | 7/30/2014 | WD | Q | V | 01 | 48,000 |
| GRANTOR: KIMBERLY S DOUGLAS | | | | | | |
| GRANTEE: ROBERT MONDS | | | | | | |
| 1249/0753 | 2/06/2013 | WD | U | V | 12 | 25,000 |
| GRANTOR: COLUMBIA BANK | | | | | | |
| GRANTEE: KIMBERLY S DOUGLAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,12] E66 S24 W66 N24 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,600

| 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 | | A-1 | 0.00 | 0.00 | 9.81 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 93,195 | | | | | | | |

REVIEW DATE 07/19/2023 BY JB Total Acres: 9.81 Total Land Value: 93,195 Market: 0 Agricultural: 0 Common: 93,195 PRINTED 11/17/2026 BY SYS