COMM NW COR, RUN S 2248.51 FT FO
1366.12 FT, S 323.15 FT, W 1364.
317.57 FT TO POB.

EICHENBERG JEANETTE
695 SW THOMAS TER
LAKE CITY, FL 32024

2027

32-3S-16-02422-003

BUILDING CHARACTERISTICS

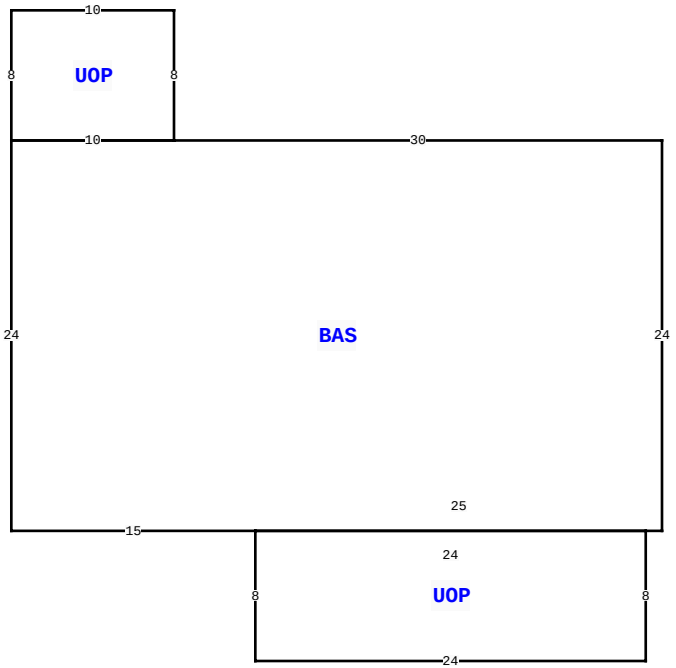
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	960	100		960	19,930
UOP	80	25		20	415
UOP	192	25		48	996
TOTALS	1,232			1,028	21,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,028	86.5080	51.90	53,353	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 960 HX Base Yr 1997



695 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,341
TOTAL MARKET OB/XF VALUE		22,400
TOTAL LAND VALUE - MARKET		95,380
TOTAL MARKET VALUE		139,121
SOH/AGL Deduction		57,181
ASSESSED VALUE		81,940
TOTAL EXEMPTION VALUE	HX HB	40,440
BASE TAXABLE VALUE		41,500
TOTAL JUST VALUE		139,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051103	Right-of-Way Acce		10/15/2024
000050440	Mobile Home		08/09/2024
12345	M H	125	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/1000	5/22/1996	WD	Q	I		39,900
GRANTOR: TIMOTHY PRUITT						
GRANTEE: JEANETTE EICHENBERG						
0564/0470	5/01/1985	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W10 S8 E10$ W10 S24 E15 UOP= S8E24 N8 W24$ E25 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 22,400

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	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
3	0000	C	VAC RES	100		A-1	0.00	0.00	8.04	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,380							

REVIEW DATE 11/19/2024 BY JB Total Acres: 10.04 Total Land Value: 95,380 Market: 0 Agricultural: 0 Common: 95,380 PRINTED 11/17/2026 BY SYS