

LOT 12 KAL-WAY S/D UNIT 1 UNREC:  
 COMM AT NW COR OF SEC, RUN E 12  
 R/W LINE OF CR, CONT E 688.66 FT

GONZALEZ ALEJANDRO/GONZALEZ KAROL  
 15061 STATE ROAD 51  
 LIVE OAK, FL 32060

**2026**

32-3S-16-02430-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	32316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	896	100	2023
TOTALS	896		54,168

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	896	114.5000	109.92	98,488	2004	2004	0	0	45.00	55.00													
1 MANUF 1 0% - 2023 Heated Area: 896 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS 2023</span> </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>04/16/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2026	MLU	
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			04/16/2026	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	54,168		
TOTAL MARKET OB/XF VALUE	9,000		
TOTAL LAND VALUE - MARKET	18,400		
TOTAL MARKET VALUE	81,568		
SOH/AGL Deduction	0		
ASSESSED VALUE	81,568		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	81,568		
TOTAL JUST VALUE	81,568		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	78,040		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044007	Mobile Home		03/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/80	2/09/2022	WD	Q	I	03	35,000
GRANTOR: HALABI NOURA						
GRANTEE: GONZALEZ ALEJANDRO						
1376/1456	1/16/2019	WD	U	I	30	100
GRANTOR: NORMAN HALABI						
GRANTEE: NOURA HALABI						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	0	24	30		1.00	0.00	100	2006	2006
2	9945	Well/Sept	0	0	0	0		1.00	7,000.00	100		

TOTAL OB/XF												
9,000												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=18,14] E64 S14 W64 N14 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	23,000.00	18,400.00	18,400								