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

2027

32-3S-16-02430-012

BUILDING CHARACTERISTICS

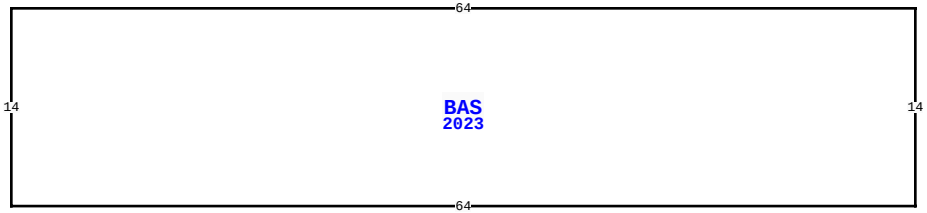
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2023	896	52,473
TOTALS	896			896	52,473

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	106.48	95,406	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 896 HX Base Yr



214 SW RIZZO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0296	SHED METAL	0	0	24	30	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,473
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	18,400
TOTAL MARKET VALUE	79,873
SOH/AGL Deduction	0
ASSESSED VALUE	79,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,873
TOTAL JUST VALUE	79,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,440

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,14] E64 S14 W64 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	1.00	LT		1.00	1.00	0.80	23,000.00	18,400.00	18,400							

REVIEW DATE 06/23/2023 BY KS Total Acres: 1.02 Total Land Value: 18,400 Market: 0 Agricultural: 0 Common: 18,400 PRINTED 11/17/2026 BY SYS