

LOT 20 AC MILTON TRACT S/D UNREC
 COMM SE COR N1/2 OF S1/2 OF NE1/
 FT, NORTH 1201.46 FT, S 60 DEG E

VERAS CLAUDIO/VERAS LORA
 11206 S US 441
 LAKE CITY, FL 32025

2026

32-5S-17-09475-120



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	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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	02
NEIGHBORHOOD/LOC	32517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		176,329

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	0%	- 2025	Heated Area: 1512			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2025 </div> </div>												
BLD DATE						LGL DATE	05/07/2026 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			176,329
TOTAL MARKET OB/XF VALUE			10,500
TOTAL LAND VALUE - MARKET			134,640
TOTAL MARKET VALUE			321,469
SOH/AGL Deduction			0
ASSESSED VALUE			321,469
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,469
TOTAL JUST VALUE			321,469
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050601	Mobile Home		08/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
1490/376	5/05/2023	WD Q	Q	V	01	154,500
GRANTOR: FLINT LARRY JASON						
GRANTEE: VERAS CLAUDIO						
0990/2662	8/01/2003	WD Q	Q	V		26,800
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LARRY JASON FLINT						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024
2	0294	SHED WOOD/	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024

TOTAL OB/XF												
10,500												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0					14.96	AC		1.00

BUILDING NOTES												
BAS=[YR=2025;ORIG=16,8] E56 S27 W56 N27 \$												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=16,8] E56 S27 W56 N27 \$												

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					14.96	AC		1.00	1.00	1.00	9,000.00	9,000.00	134,640							