

BEG SW COR OF NW1/4 OF SW1/4, N
R/W OF NW QUEEN RD, S 34 DEG E A
FT, S 533.01 FT, E 125.03 FT, S

ALLEN WILLIE B/ALLEN ONI
377 NW SENIOR CT
LAKE CITY, FL 32055

2026

33-2S-16-01818-007



ELEMENT		CD	CONSTRUCTION		
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	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			100	
Kitchen Adjus	01			100	
Quality	03			03	
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		03	
NEIGHBORHOOD/LOC	33216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	56,761
TOTALS	1,216			1,216	56,761

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2000	02	1,216	103.5000	84.87	103,202	1996	1996		0	0	45.00	55.00													
1 MANUF 1 0% - 2026 Heated Area: 1216 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 15 16 <p style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2026</p> </div>																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,761
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			73,935
TOTAL MARKET VALUE			133,696
SOH/AGL Deduction			0
ASSESSED VALUE			133,696
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			133,696
TOTAL JUST VALUE			133,696
NCON VALUE			59,761
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053857	Mobile Home		08/15/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1589	1/29/2021	QC	U	V	11	100
GRANTOR: RENTZ KATRINA						
GRANTEE: ALLEN WILLIE B						
1432/1587	1/24/2021	QC	U	V	11	100
GRANTOR: RENTZ NATHANIEL						
GRANTEE: ALLEN WILLIE B						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=18,13] E76 S16 W76 N16 \$

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100	2026	2025	100	3,000	

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	3.05	AC		1.00	1.00	1.50	9,300.00	13,950.00	42,548							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	9,300.00	13,950.00	6,975							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.50	9,300.00	13,950.00	24,412							