

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	BUILDING CHARACTERISTICS		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	03	100			
Kitchen Adjus	01	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	56,072	
TOTALS	1,216			1,216	56,072	

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0200	02	1,216	103.5000	83.84	101,949	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 15 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2026</p> </div> </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></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND 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		56,072	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		63,600	
TOTAL MARKET VALUE		122,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		122,672	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		122,672	
TOTAL JUST VALUE		122,672	
NCON VALUE		59,072	
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	1.20	10,000.00	12,000.00	36,600							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.20	10,000.00	12,000.00	6,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.20	10,000.00	12,000.00	21,000							