THE N 223.80 FT OF THE FOLLOWING
BEG NE COR OF SE1/4 OF SE1/4, RU
210 FT, N 370 FT, E 210 FT TO PO

DAWSON TONY
4044 EAGLE LANDING PKWY
ORANGE PARK, FL 32065

2027

33-2S-16-01824-001

BUILDING CHARACTERISTICS

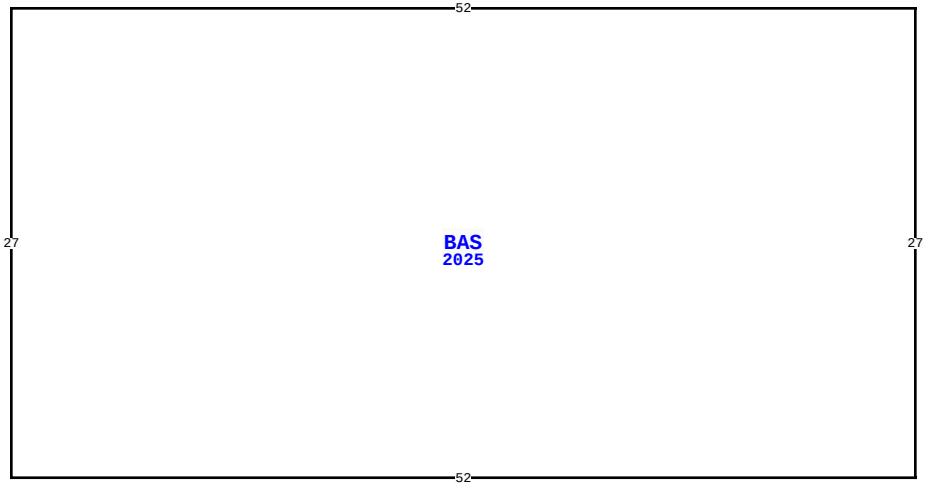
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	149,920
TOTALS	1,404			1,404	149,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	108.96	152,980	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 1404 HX Base Yr



130 NW CHAMBIRA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	149,920
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,280
TOTAL MARKET VALUE	171,200
SOH/AGL Deduction	0
ASSESSED VALUE	171,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,200
TOTAL JUST VALUE	171,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054253	Right-of-Way Acce		10/16/2025
000049810	Mobile Home		05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2082	11/06/2024	QC	U	I	11	100
GRANTOR: JERNIGAN BRITTNEE						
GRANTEE: DAWSON TONY						
1489/2633	5/08/2023	QC	U	V	11	100
GRANTOR: GALLOWAY CLARA						
GRANTEE: JERNIGAN BRITTNEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-59,-20] E52 S27 W52 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,280							

REVIEW DATE 07/24/2024 BY randall Total Acres: 1.19 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 11/17/2026 BY SYS