

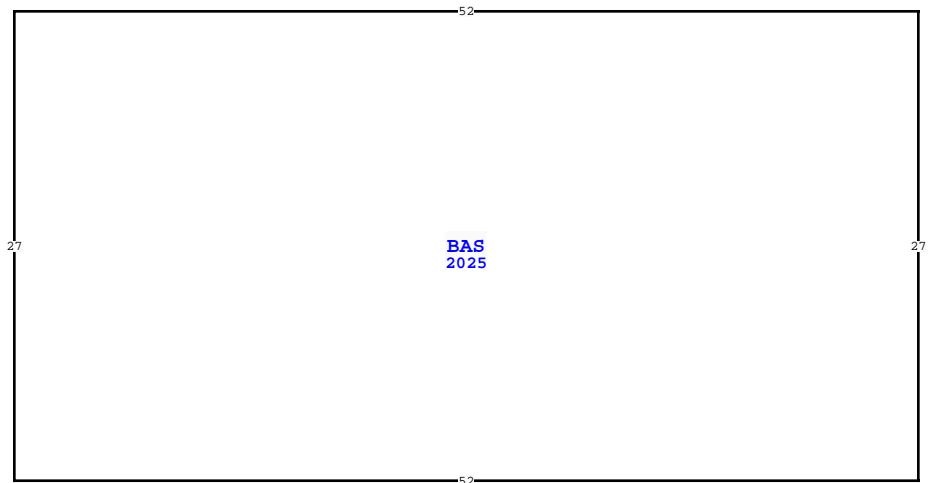
THE N 223.80 FT OF THE FOLLOWING
 BEG NE COR OF SE1/4 OF SE1/4, RU
 210 FT, N 370 FT, E 210 FT TO PO

DAWSON TONY
 4044 EAGLE LANDING PKWY
 ORANGE PARK, FL 32065

2026

33-2S-16-01824-001


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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,404	100	2025
TOTALS	1,404		1,404
TOTALS			151,488

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	0%	- 2025	Heated Area: 1404		HX Base Yr						
													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	05/07/2026
INC DATE												AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			151,488	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			14,280	
TOTAL MARKET VALUE			172,768	
SOH/AGL Deduction			0	
ASSESSED VALUE			172,768	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			172,768	
TOTAL JUST VALUE			172,768	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			171,713	

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							

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

TOTAL OB/XF														7,000			
130 NW CHAMBIRA WAY, LAKE CITY																	

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF				7,000						
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	1.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,280							