

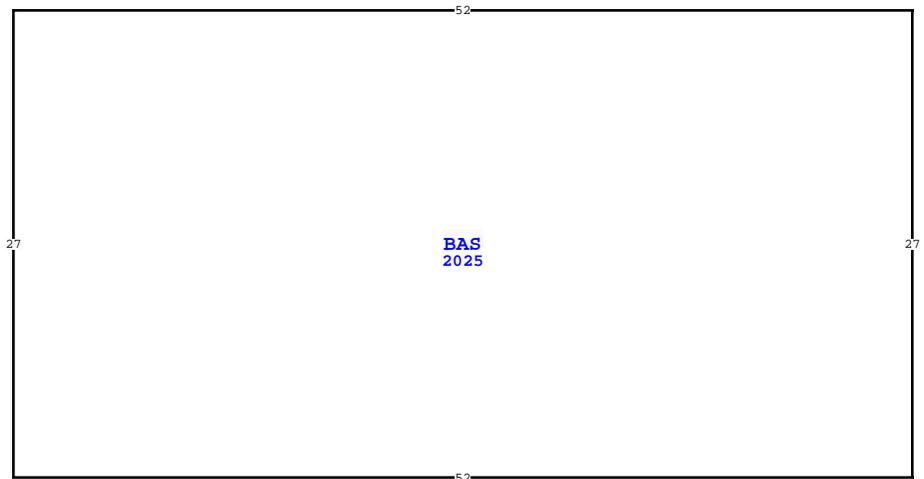
THE N 223.80 FT OF THE FOLLOWING  
 BEG NE COR OF SE1/4 OF SE1/4, RU  
 210 FT, N 370 FT, E 210 FT TO PO

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		154,598

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												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,598
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			10,115
TOTAL MARKET VALUE			171,713
SOH/AGL Deduction			0
ASSESSED VALUE			171,713
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,713
TOTAL JUST VALUE			171,713
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		130 NW CHAMBIRA WAY, LAKE CITY															
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				

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	8,500.00	8,500.00	10,115								