BEG 40 FT W OF NE COR OF LOT 10,
FT TO GSF RR, RUN NW 62 FT, S 24
FT TO POB. REESE S/D & BEG 85 FT

LEVANN CORP
522 NE GRANGE AVE
LAKE CITY, FL 32055

2027

33-3S-17-06307-000

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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 07

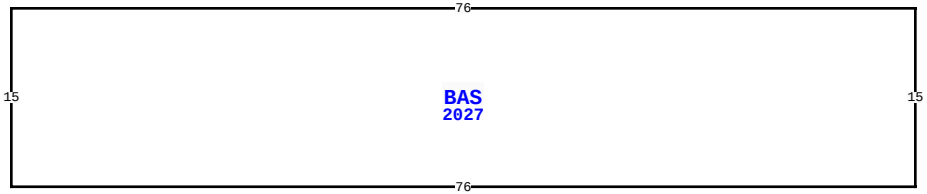
NEIGHBORHOOD/LOC 33317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2027	1,140	48,367
TOTALS	1,140			1,140	48,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,140	96.4250	77.14	87,940	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 1140 HX Base Yr



238 NE TOMLIN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,367
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,728
TOTAL MARKET VALUE	55,095
SOH/AGL Deduction	0
ASSESSED VALUE	55,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,095
TOTAL JUST VALUE	55,095
NCON VALUE	48,367
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,728

LAND:1:1: .22 AC

SALE:4:1: $.60 STAMPS (STRANGE DEED)

SALE:3:1: $.60 STAMPS (STRANGE DEED)

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055134	Mobile Home		03/02/2026
000054346	Right-of-Way Acce		10/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2011	4/09/2025	WD	Q	V	01	7,500
GRANTOR: FIELD INVESTMENTS LLC						
GRANTEE: LEVANN CORP						
1516/2273	6/12/2024	WD	U	V	11	100
GRANTOR: MCKENDREE JASON						
GRANTEE: LEVANN CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,14] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	0.22	AC		1.00	1.00	1.00	11,600.00	11,600.00	2,552							
2	0000	C	VAC RES	0		00	0.00	0.00	0.29	AC		1.00	1.00	1.00	14,400.00	14,400.00	4,176							

REVIEW DATE 01/09/2017 BY DF Total Acres: 0.51 Total Land Value: 6,728 Market: 0 Agricultural: 0 Common: 6,728 PRINTED 11/17/2026 BY SYS