LOT 6 SOUTH WIND S/D.

941-21, WD 1035-645, DC 1351-694

ANUEZ LUIS
422 NW ZACK DR
LAKE CITY, FL 32055

2027

33-5S-16-03751-206

BUILDING CHARACTERISTICS

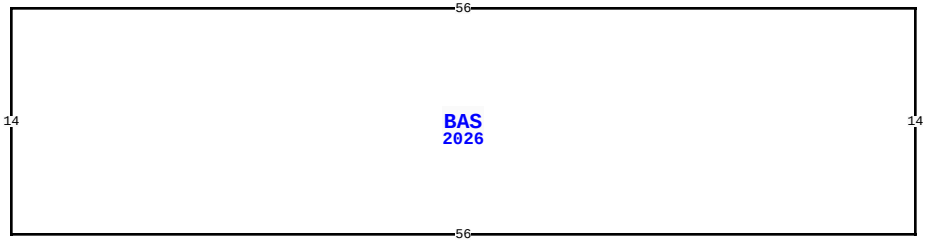
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2026	784	37,523
TOTALS	784			784	37,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	784	108.7750	87.02	68,224	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 784 HX Base Yr



310 SW AMELIA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,523
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	55,250
TOTAL MARKET VALUE	105,273
SOH/AGL Deduction	7,898
ASSESSED VALUE	97,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,375
TOTAL JUST VALUE	105,273
NCON VALUE	3,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055742	Mobile Home		05/28/2026
39911	M H	0	06/09/2020
19019	M H	125	12/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0966	1/08/2018	WD	Q	V	01	11,400
GRANTOR: ANTONETTE T LAWSON						
GRANTEE: LUIS ANUEZ						
1035/0645	12/15/2004	WD	Q	V		52,100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LAWSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,8] E56 S14 W56 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	1.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	55,250							

REVIEW DATE 04/08/2026 BY AJ Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/17/2026 BY SYS