

COMM AT SE COR OF NE1/4, RUN W 2  
TO W R/W OF US HWY 41 RUN N 32 D  
R/W, 31.48 FT TO N R/W LINE OF N

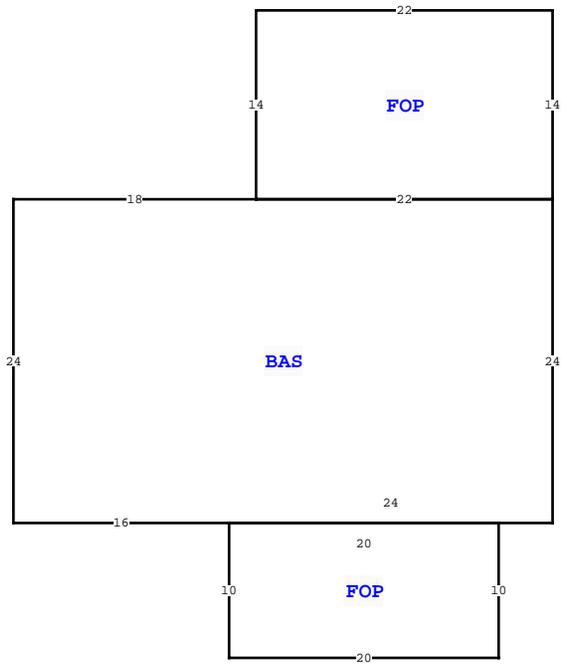
CUATT MICHAEL/CUATT JANET  
1135 SW MCFARLANE AVE  
LAKE CITY, FL 32025

**2026**

34-2S-16-01835-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual	01	CONV 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	34216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
FOP	200	35	
FOP	308	35	
TOTALS	1,468		1,138 57,739

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,138	112.5000	92.25	104,980	1979	1979		0	0	45.00	55.00	
1 MANUF 1 0% - 2024 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,739
TOTAL MARKET OB/XF VALUE			14,867
TOTAL LAND VALUE - MARKET			29,890
TOTAL MARKET VALUE			102,496
SOH/AGL Deduction			0
ASSESSED VALUE			102,496
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,496
TOTAL JUST VALUE			102,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,496
XFOB:1:1: SKYLINE M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2167	1/12/2023	WD	U	I	35	145,000
GRANTOR: FORD CLYDE						
GRANTEE: CUATT MICHAEL						
1387/1074	6/24/2019	WD	Q	I	01	40,000
GRANTOR: RUBY E DRIGGERS						
GRANTEE: CLYDE & GENEVA FORD						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	0	0	3	50	300	
2	0252	LEAN-TO W/	0	0	12	20	240.00	UT	2.00	2.00	40	1993	1993	3	40	192	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	300.00	UT	4.50	4.50	50	1993	1993	3	50	675	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
TOTAL OB/XF																14,867	

BUILDING NOTES													
6748 NW US HIGHWAY 41 , LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/15/2025 MLU													

BUILDING DIMENSIONS													
BAS= W18 S24 E16 FOP= S10 E20 N10 W20\$ E24 N24 FOP= N14W22 S14 E22\$ W22\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	4.27	AC		1.00	1.00	1.00	7,000.00	7,000.00	29,890							