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

2027

34-2S-16-01835-000

BUILDING CHARACTERISTICS

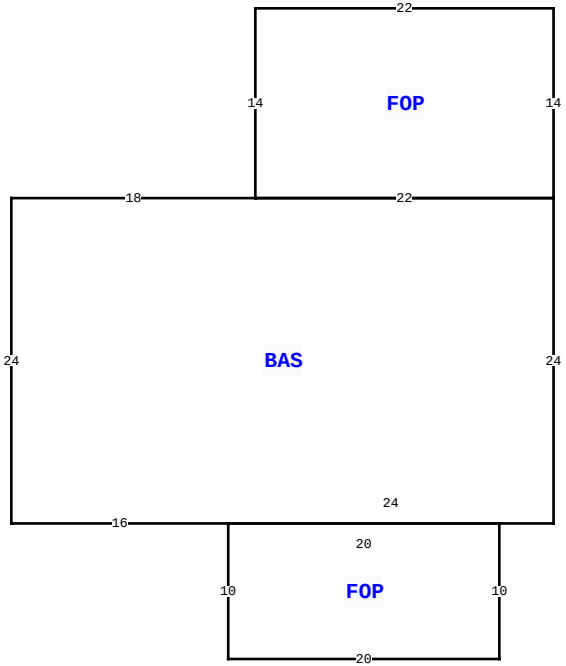
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	47,520
FOP	200	35		70	3,465
FOP	308	35		108	5,346
TOTALS	1,468			1,138	56,331

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	90.00	102,420	1979	1979	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 960 HX Base Yr



6748 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,331
TOTAL MARKET OB/XF VALUE	14,867
TOTAL LAND VALUE - MARKET	38,430
TOTAL MARKET VALUE	109,628
SOH/AGL Deduction	0
ASSESSED VALUE	109,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,628
TOTAL JUST VALUE	109,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,329

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 14,867

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	4.27	AC		1.00	1.00	1.00	9,000.00	9,000.00	38,430							

REVIEW DATE 02/17/2023 BY CP Total Acres: 4.27 Total Land Value: 38,430 Market: 0 Agricultural: 0 Common: 38,430 PRINTED 11/17/2026 BY SYS