

COMM SW COR, RUN N 664.94 FT TO
 RUN E 1263.69 FT FOR POB, RUN S
 60.62 FT, S 44.77 FT, W 363.84 F

CHRISTIE AARON K
 373 SW RANDALL TERRACE
 LAKE CITY, FL 32024

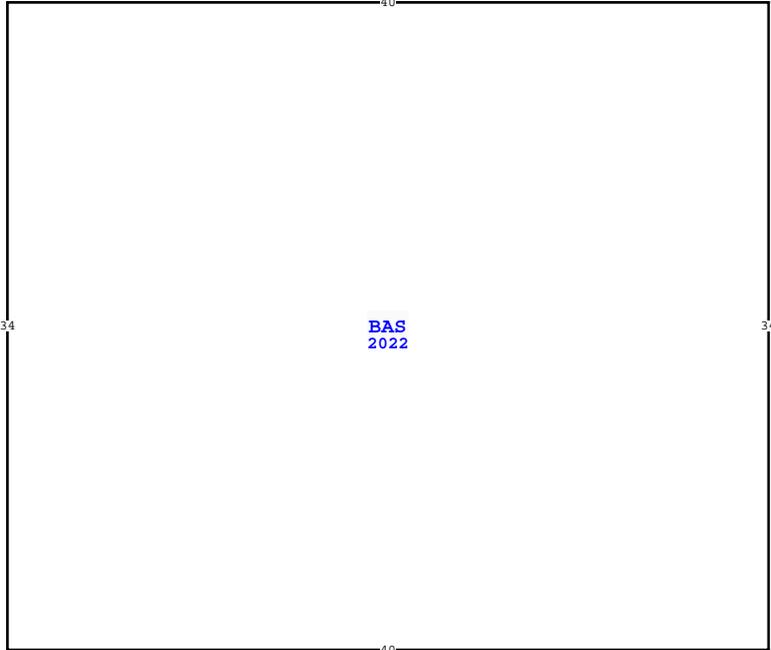
2026

34-4S-16-03274-032



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	12	MODULAR MT	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		1	100
Frame	02	WOOD FRAME	100
Stories		0	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	01
NEIGHBORHOOD/LOC	34416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,360	100	2022
TOTALS	1,360		1,360 90,433

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2022								
				Heated Area: 1360			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	90,433		
TOTAL MARKET OB/XF VALUE	27,766		
TOTAL LAND VALUE - MARKET	39,200		
TOTAL MARKET VALUE	157,399		
SOH/AGL Deduction	30,031		
ASSESSED VALUE	127,368		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	75,957		
TOTAL JUST VALUE	157,399		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,951		
XFOB:1:1: BELM M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2230	1/06/2026	QC	U	I	11	100
GRANTOR: CHRISTIE CONNIE T						
GRANTEE: CHRISTIE AARON K						
1438/1364	5/25/2021	WD	U	I	30	100
GRANTOR: CHRISTIE JULIAN W SR						
GRANTEE: CHRISTIE AARON K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0031	BARN,MT AE	0	100	24	72	1,728.00	UT	11.00	100	2019
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2019
3	0252	LEAN-TO W/	0	100	11	72	972.00	UT	1.50	100	2019
4	0285	SALVAGE	0	100	0	0	1.00	UT	100.00	100	2021
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	100	2021

TOTAL OB/XF											
27,766											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/08/2025	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022;ORIG=20,3] E40 S34 W40 N34 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0700	C	MISC RES	100		00	0.00	0.00	2.00	LT	1.00