

COMM SW COR, RUN N 30.30 FT TO N
 RUN E 809.29 FT FOR POB, RUN N 3
 300.06 FT, S 315.85 FT, W 300.06

ANDREOLAS STEPHANI LEIGH/ANDREOLAS SAMULE ROBERT
 283 SW JOYCE GLN
 LAKE CITY, FL 32024

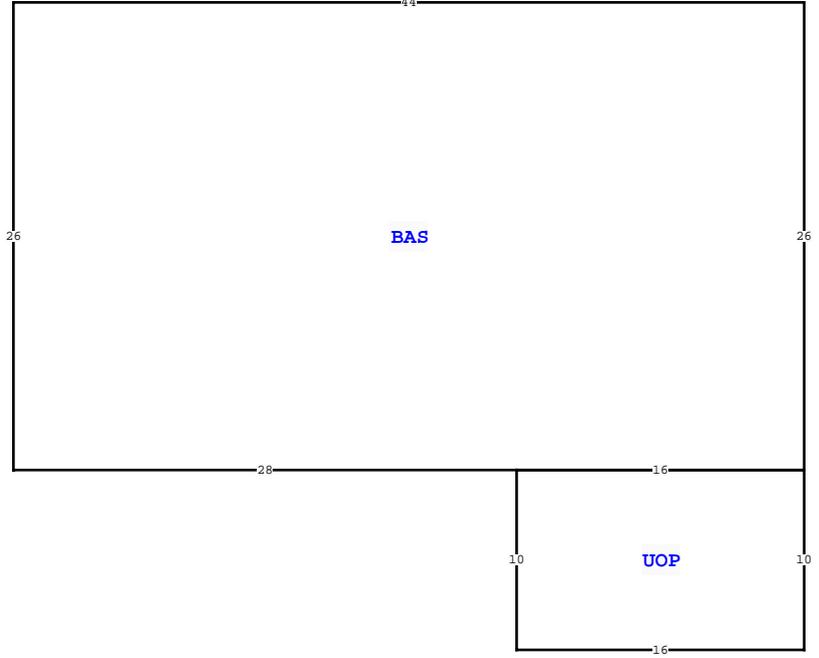
2026

34-4S-16-03274-045



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	34416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,144	100	
UOP	160	25	
TOTALS	1,304		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	- 2022			Heated Area: 1144		HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		102,815	
TOTAL MARKET OB/XF VALUE		18,000	
TOTAL LAND VALUE - MARKET		56,000	
TOTAL MARKET VALUE		176,815	
SOH/AGL Deduction		88,812	
ASSESSED VALUE		88,003	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		36,592	
TOTAL JUST VALUE		176,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,496	
XFOB:2:1: ALLA MH			
SALE:1:1: BOUGHT 2 & TERM FINANCING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052051	Roof Replacement	10,517	01/13/2025
21914	M H	250	05/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/137	10/13/2021	WD	Q	I	01	155,000
GRANTOR: GONZALEZ KELSEY						
GRANTEE: ANDREOLAS STEPHANI						
1450/133	10/12/2021	WD	U	I	11	100
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: GONZALEZ KELSEY						

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	0021	BARN,FR AE	0	100	25	30	UT	14.00	14.00	100	2007	2007	3	100	10,500	
2	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														18,000			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/08/2025			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W44 S26 E28 UOP= S10 E16 N10 W16\$ E16 N26\$.													

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	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000										