COMM NW COR OF SW1/4 OF SW1/4,
RUN S 622.44 FT TO C/L OF
WINFIELD RD, S 60 DG E ALONG

MARSH HOLDINGS INC
409 NE PEACEFUL DR
LAKE CITY, FL 32055

2026

35-2S-16-01877-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

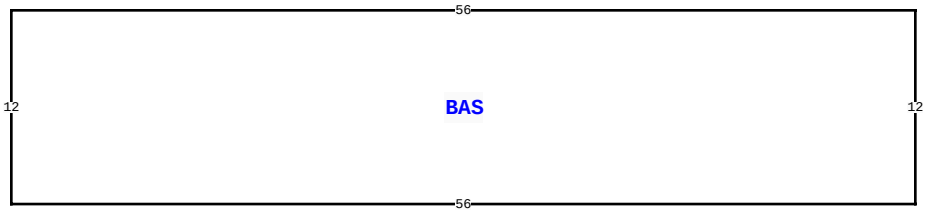
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	35216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,204
TOTALS	672			672	8,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	48.4500	30.52	20,509	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



274 NW WINFIELD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	8,204
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	8,040
TOTAL MARKET VALUE	23,344
SOH/AGL Deduction	2,808
ASSESSED VALUE	20,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,536
TOTAL JUST VALUE	23,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,279

SALE:1:1: 10.01 - 0.79 AC. MKT=$2200.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0683/0125	3/23/1989	WD	U	V		3,500

GRANTOR: ALLEN WILLIE
GRANTEE: MARSH HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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		00	0.00	0.00	0.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,040							

REVIEW DATE 05/02/2023 BY JB Total Acres: 0.67 Total Land Value: 8,040 Market: 0 Agricultural: 0 Common: 8,040 PRINTED 05/08/2026 BY SYS