

COMM NE COR OF NE1/4 OF NW1/4, R
TO S R/W OF A GRD RD, SW ALONG R
FOR POB, CONT S 518.44 FT, W 123

CAMPBELL HELEN E/SMITH BRENDA BROOKS
234 SW ADRON PL
LAKE CITY, FL 32024

2026

35-3S-15-00285-000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	13 PREFAB PNL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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 01				
NEIGHBORHOOD/LOC	35315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	43,872
TOTALS	1,512			1,512	43,872

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% - 2023		72.54	109,680	1986	1986		0	60.00	40.00
			Heated Area: 1512			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,872
TOTAL MARKET OB/XF VALUE			30,976
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			110,848
SOH/AGL Deduction			30,138
ASSESSED VALUE			80,710
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			24,299
TOTAL JUST VALUE			110,848
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,598
XFOB:1:1: HOMES M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17755	GARAGE	50	12/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2603	11/08/2022	QC	U	I	11	100
GRANTOR: SMITH BRENDA BROOKS						
GRANTEE: CAMPBELL HELEN E						
1455/940	12/21/2021	QC	U	I	11	100
GRANTOR: CAMPBELL HELEN E						
GRANTEE: SMITH BRENDA BROOKS						

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	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	100	1993	1993	3	40	14,336	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	800	
5	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2001	2001	3	100	3,000	
6	0060	CARPORT F	0	100	12	20		240.00	UT 5.00	100	2005	2005	3	100	1,200	
7	0294	SHED WOOD/	0	100	16	20		320.00	UT 9.00	100	2005	2005	3	100	2,880	
8	0296	SHED METAL	0	100	8	10		80.00	UT 7.00	100	2005	2005	3	100	560	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,000							