COMM NE COR OF NW1/4 OF NW1/4, S
POB, CONT S 210 FT, W 105 FT, N
FT TO POB.

MAEWEATHER KENNETH/MANNING YVONNE
240 NE VEGAS TER
LAKE CITY, FL 32055

2027

35-3S-17-07359-001

BUILDING CHARACTERISTICS

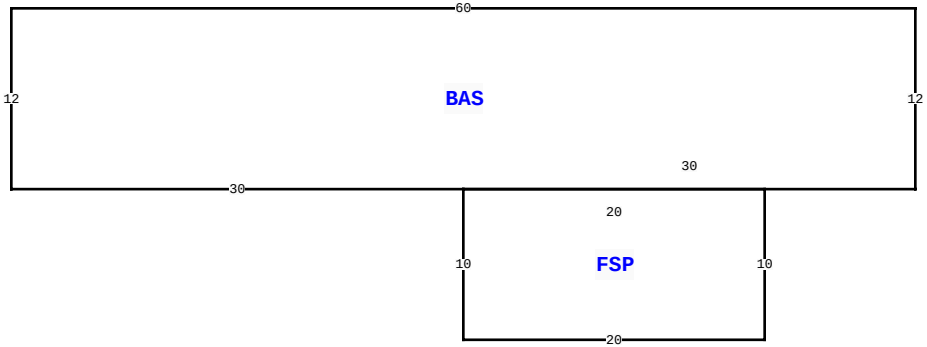
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	11,183
FSP	200	40		80	1,242
TOTALS	920			800	12,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	800	64.7190	38.83	31,064	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr



240 NE VEGAS TER, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	12,426
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	4,882
TOTAL MARKET VALUE	27,308
SOH/AGL Deduction	0
ASSESSED VALUE	27,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,308
TOTAL JUST VALUE	27,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34340	SFR	584	08/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1233	7/21/2025	PB	U	I	18	0

GRANTOR: CLERK OF COURT (MAEWE

GRANTEE: MAEWEATHER KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E30 FSP= S10 E20 N10 W20$ E30 N12$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	9,765.00	SF		1.00	1.00	1.00	0.25	0.25	2,441							
2	0000	C	VAC RES	0		00	0.00	0.00	9,765.00	SF		1.00	1.00	1.00	0.25	0.25	2,441							

REVIEW DATE 02/15/2017 BY BC Total Acres: 0.45 Total Land Value: 4,882 Market: 0 Agricultural: 0 Common: 4,882 PRINTED 11/17/2026 BY SYS