COMM SW COR OF SW1/4 OF SE1/4, R
FOR POB, RUN N 320.87 FT, E 396
FT, W 396 FT TO POB. AKA ALL OF

DARIANO ANTHONY/PHILLIPS MARY ANN
715 SE APRIL LN
LAKE CITY, FL 32025

2027

35-4S-17-09030-025

BUILDING CHARACTERISTICS

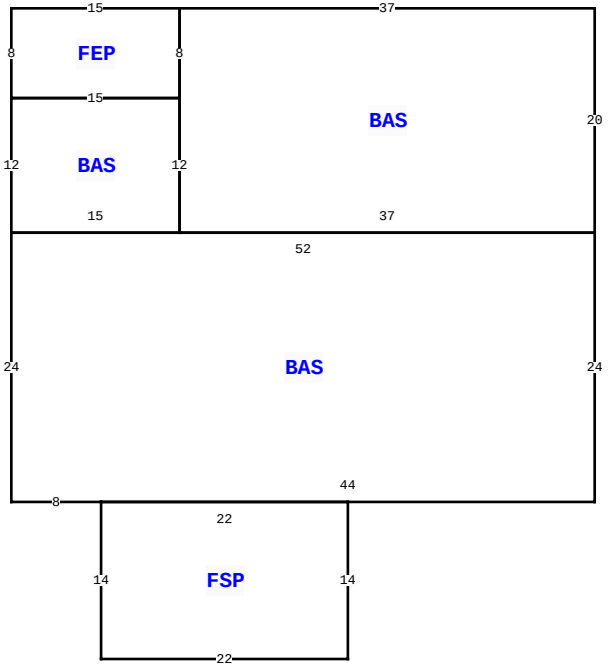
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	2,175
BAS	740	100		740	8,944
BAS	1,248	100		1,248	15,083
FEP	120	85		102	1,233
FSP	308	40		123	1,487
TOTALS	2,596			2,393	28,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,393	100.7100	60.43	144,609	1982	1982	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2018 Heated Area: 2168 HX Base Yr 2018



715 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC 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	0294	SHED WOOD/	0	100	13	22	286.00	UT	2.80	2.80	100	0	0	3	100	801	
2	0296	SHED METAL	0	100	14	16	224.00	UT	1.65	1.65	100	0	0	3	100	370	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,922
TOTAL MARKET OB/XF VALUE		8,371
TOTAL LAND VALUE - MARKET		40,600
TOTAL MARKET VALUE		77,893
SOH/AGL Deduction		30,456
ASSESSED VALUE		47,437
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		17,437
TOTAL JUST VALUE		77,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,893

XFOB:1:1: SPRI MH ID#GAFL2A&BC47340186 ON DEED (R

SALE:1:1: INCLUDED PERSONAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051294	Roof Replacement	3,000	10/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/838	6/18/2021	WD	U	I	30	100
GRANTOR: DARIANO ANTHONY JOHN						
GRANTEE: DARIANO ANOTHNY JOH						
1345/2563	9/11/2017	WD	U	I	30	36,200
GRANTOR: GERALD ROSS DEPEW						
GRANTEE: ANTHONY DARIANO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E8 FSP= S14 E22 N14 W22$ E44 N24$ BAS= N20 W37 FEP= W15 S8 E15 N8$ S8 BAS= W15 S12 E15 N12$ S12 E37$.

LAND DESCRIPTION

TOTAL OB/XF 8,371

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	100		A-1	0.00	0.00	2.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,600							

REVIEW DATE 07/17/2017 BY DF Total Acres: 2.90 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 11/16/2026 BY SYS