COMM SW COR OF SW1/4 OF SE1/4, R
POB, RUN N 321.62 FT, E 132 FT,
FT, W 132 FT TO POB. AKA LOT 33

MANDZIARA REGINA/MANDZIARA JOE
759 SE APRIL LN
LAKE CITY, FL 32025

**2026**

**35-4S-17-09030-032**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 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 | 05 | 05 |

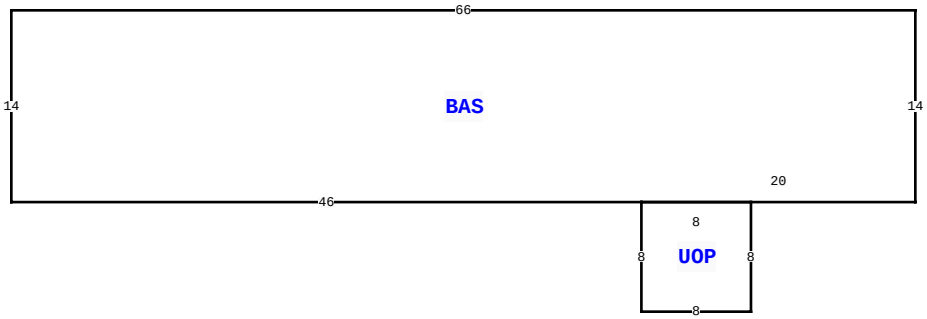
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 35417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 26,988 |
| UOP | 64 | 25 | | 16 | 467 |
| TOTALS | 988 | | | 940 | 27,456 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 940 | 115.9000 | 73.02 | 68,639 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 33% - 2024 Heated Area: 924 HX Base Yr 2024




759 SE APRIL LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 27,456 |
| TOTAL MARKET OB/XF VALUE | | 7,600 |
| TOTAL LAND VALUE - MARKET | | 17,984 |
| TOTAL MARKET VALUE | | 53,040 |
| SOH/AGL Deduction | | 4,854 |
| ASSESSED VALUE | | 48,186 |
| TOTAL EXEMPTION VALUE | HA HAB WX | 19,494 |
| BASE TAXABLE VALUE | | 28,692 |
| TOTAL JUST VALUE | | 53,040 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 47,735 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1500/2775 | 10/17/2023 | PB | U | I | 18 | 0 |

GRANTOR: CLERK OF COURT
GRANTEE: MANDRZIARA REGINA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E46 UOP= S8 E8 N8 W8$ E20 N14$.

## 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 | 0031 | BARN,MT AE | 0 | 33 | 18 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1990 | 1990 | 3 | 100 | 600 | |
| 2 | 9945 | Well/Sept | 0 | 33 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,600

| 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 | 33 | | A-1 | 0.00 | 0.00 | 0.33 | AC | | 1.00 | 1.00 | 1.03 | 18,000.00 | 18,540.00 | 6,118 | | | | | | | |
| 2 | 0000 | C | VAC RES | 33 | | A-1 | 0.00 | 0.00 | 0.64 | AC | | 1.00 | 1.00 | 1.03 | 18,000.00 | 18,540.00 | 11,866 | | | | | | | |

REVIEW DATE 07/17/2017 BY DF Total Acres: 0.97 Total Land Value: 17,984 Market: 0 Agricultural: 0 Common: 17,984 PRINTED 05/12/2026 BY SYS