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

2027

35-4S-17-09030-032

BUILDING CHARACTERISTICS

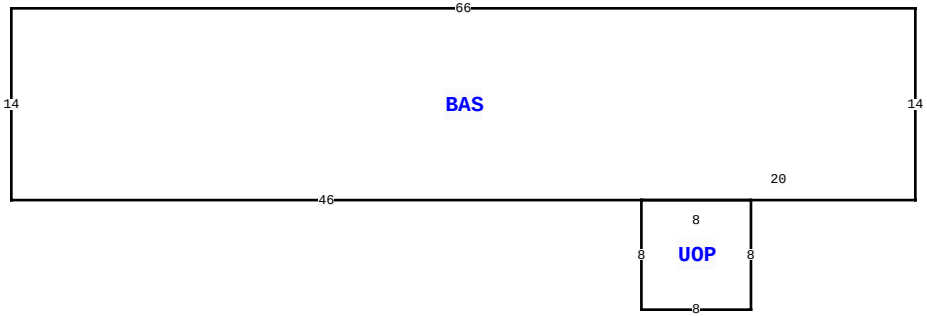
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	25,702
UOP	64	25		16	445
TOTALS	988			940	26,147

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	69.54	65,368	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	

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,147
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		17,984
TOTAL MARKET VALUE		51,731
SOH/AGL Deduction		2,142
ASSESSED VALUE		49,589
TOTAL EXEMPTION VALUE	HA HAB WX	19,929
BASE TAXABLE VALUE		29,660
TOTAL JUST VALUE		51,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,731

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$.

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 11/17/2026 BY SYS