

COMM SE COR OF SW1/4 OF SE1/4,
 RUN N 1184.03 FT FOR POB, RUN
 W 333.21 FT, N 131.86 FT TO N

EDGE JOANN
 569 SE HOPEFUL DR
 LAKE CITY, FL 32025

2026

35-4S-17-09030-064


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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 Units	01	CONV	100
		0	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
BAS	1,620	100	
TOTALS	1,620		67,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2008	68.34	110,711	2010	2009	0	0	39.00	61.00
			Heated Area: 1620			HX Base Yr	2008				

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				67,534	
TOTAL MARKET OB/XF VALUE				10,400	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				91,934	
SOH/AGL Deduction				18,466	
ASSESSED VALUE				73,468	
TOTAL EXEMPTION VALUE		HX HB		48,468	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				91,934	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				96,362	
XFOB:2:1: 1992 SKYL MH					
SALE:2:1: STEPHENS 1/3 INTEREST					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
28237	M H	630	11/23/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/1317	9/17/2007	WD	Q	I	06	35,900
GRANTOR: RANDALL EDGE						
GRANTEE: JOANN EDGE						
0828/1635	9/25/1996	WD	U	I	09	9,000
GRANTOR: JEFF TOMPKINS						
GRANTEE: RANDALL EDGE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2011
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	

TOTAL OB/XF												10,400			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	1.00				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W60 S27 E60 N27\$.			

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	14,000.00	14,000.00	14,000							