

LOT 2 HOPEFUL CIRCLE S/D.  
817-022, 899-1803, WD 899-1805,

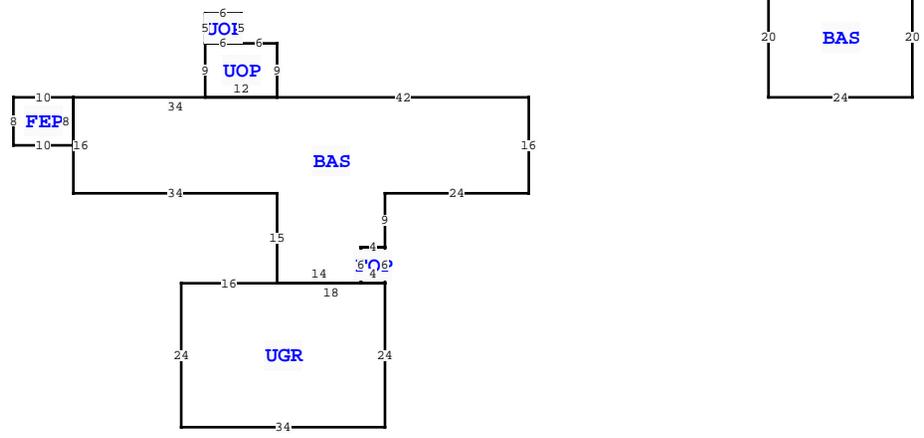
ROYALS DAN/ROYALS CYNTHIA  
168 SE SETH NETTLES DRIVE  
LAKE CITY, FL 32025

**2026**

35-4S-17-09030-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
BAS	1,462	100	
FEP	80	85	
FOP	24	35	
UGR	816	45	
UOP	30	25	
UOP	108	25	
TOTALS	3,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2002		Heated Area: 1942					HX Base Yr 2002	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,946
TOTAL MARKET OB/XF VALUE			10,050
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			91,996
SOH/AGL Deduction			30,089
ASSESSED VALUE			61,907
TOTAL EXEMPTION VALUE	HX HB	36,907	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			91,996
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12324	M H	125	03/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/1805	3/28/2000	WD	Q	V	03	19,000
GRANTOR: MANGRUM'S						
GRANTEE: DAN & CYNTHIA ROYAL						
0817/0022	2/03/1996	WD	Q	V		10,500
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: DAVID E & MARY MANG						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W42 UOP= N9 W6 UOP= N5 W6 S5 E6\$ W6 S9 E12 \$ W34 FEP= W10 S8 E10 N8\$ S16 E34 S15 UGR= W16 S24 E34 N24 W18\$ E14 FOP= E4 N8 W4 S6\$ N6 E4 N9 E24 N16\$ PTR= E40 BAS= E24 N20 W24 S20\$ W40\$.	

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	2000	2000	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,050	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION															TOTAL OB/XF									
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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							