

LOT 3 BLOCK A COLLEGE MANOR S/D  
625-686, 775-1546, 832-389, 850-

TREJO MANUEL/GARCIA ORALIA  
8144 US HIGHWAY 441  
LAKE CITY, FL 32055

**2026**

36-3S-17-07406-000  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	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		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		12,652

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	672	74.7150	47.07	31,631	1969	1969	0	0	60.00	40.00			
1 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr														
182 NE SEMESTER PL, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		12,652
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		5,500
TOTAL MARKET VALUE		25,652
SOH/AGL Deduction		0
ASSESSED VALUE		25,652
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		25,652
TOTAL JUST VALUE		25,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,050

SALE:3:1: LOT 3 BLK A COLLEGE MANOR UNIT 1 WITH MH  
XFOB:1:1: NEWMOON ID#330460 ORB 775-1546

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/833	1/08/2025	WD	Q	I	01	30,000
GRANTOR: GEORGE JULIE						
GRANTEE: TREJO MANUEL						
1503/109	11/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TAYLO						
GRANTEE: GEORGE JULIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S12 E56 N12\$.	

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	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	1.00	0	0	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	1.00			3	100	7,000	
TOTALS																	

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							