

AKA S1/2 OF LOT 5 MAGNOLIA ACRES
 COR, S 728.67 FT, W 1911.68 FT,
 POB, W 636.54 FT, S 250.38 FT, W

HELMS TERESA A
 356 SW IRIS CT
 LAKE CITY, FL 32024

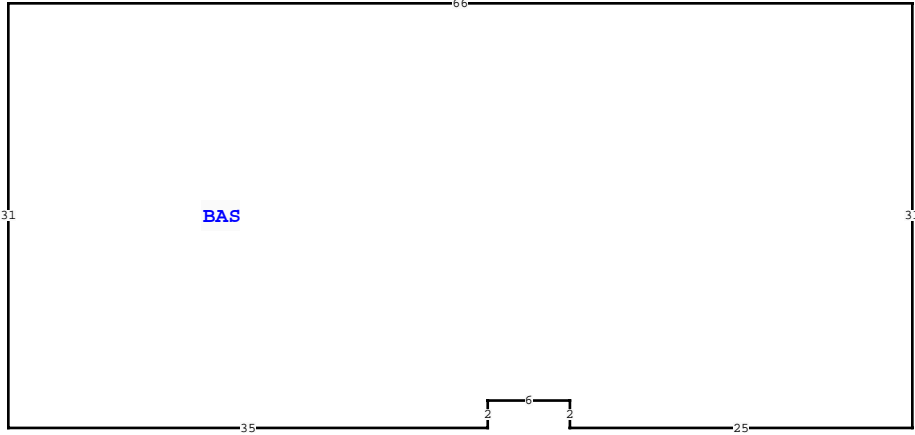
2026

36-4S-15-00414-205



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		4	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	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,034	100	
TOTALS	2,034		128,530

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2004		221,604	2008	2008	0	0	42.00	58.00
				Heated Area: 2034			HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			128,530
TOTAL MARKET OB/XF VALUE			20,280
TOTAL LAND VALUE - MARKET			66,300
TOTAL MARKET VALUE			215,110
SOH/AGL Deduction			93,485
ASSESSED VALUE			121,625
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			65,214
TOTAL JUST VALUE			215,110
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,458
SALE:1:1: INCL WELL & SEPTIC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044554	Roof Replacement	10,761	05/27/2022
27938	M H	375	07/13/2009
17881	M H	125	01/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/0617	7/24/2003	WD	Q	V	04	100
GRANTOR: FL WHOLESALE HOMES OF						
GRANTEE: CHRISTOPHER J & TER						
0933/0172	8/14/2001	CD	Q	V	01	29,700
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: FLORIDA WHOLESALE H						

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	1.00	UT	0.00	0.00	100	2005
2	0030	BARN, MT	0	0	23	56	UT	10.00	10.00	100	2009
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF											
20,280											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026			MLU					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W66 S31 E35 N2 E6 S2 E25 N31\$.											

LAND DESCRIPTION											
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	5.10	AC	