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

2027

36-4S-15-00414-205

BUILDING CHARACTERISTICS

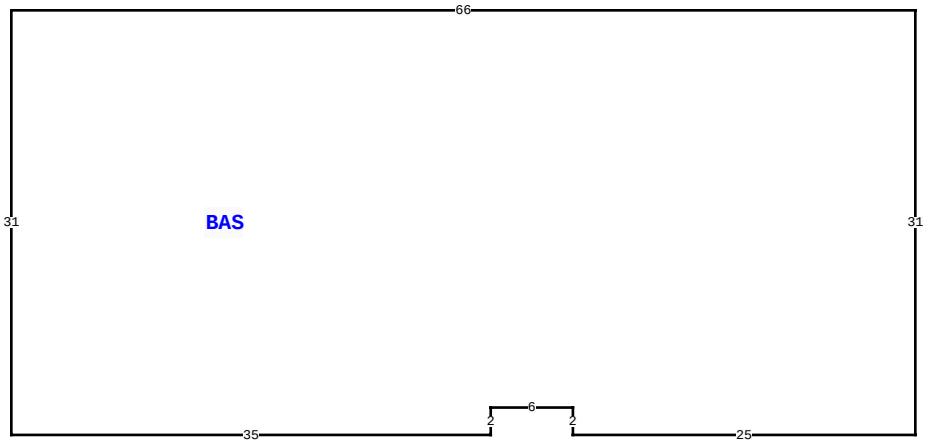
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100		2,034	127,162
TOTALS	2,034			2,034	127,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,034	115.9000	107.79	219,245	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2004 Heated Area: 2034 HX Base Yr 2004



356 SW IRIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0030	BARN,MT	0	0	23	56	1,288.00	UT	10.00	10.00	100	2009	2009	3	100	12,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,162
TOTAL MARKET OB/XF VALUE		20,280
TOTAL LAND VALUE - MARKET		66,300
TOTAL MARKET VALUE		213,742
SOH/AGL Deduction		88,855
ASSESSED VALUE		124,887
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		68,476
TOTAL JUST VALUE		213,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,110

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S31 E35 N2 E6 S2 E25 N31$.

LAND DESCRIPTION

TOTAL OB/XF 20,280

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	100		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,300							

REVIEW DATE 07/27/2022 BY JS Total Acres: 5.10 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 11/16/2026 BY SYS