AKA N1/2 OF LOT 5 MAGNOLIA ACRES
COR, RUN S 728.67 FT, W 1911.68
W 636.06 FT, S 349.16 FT, E 636.

THOMAS BARBARA PAULINA MENDEZ/THOMAS JOSEPH ALAN
250 SW IRIS CT
LAKE CITY, FL 32024

2027

36-4S-15-00414-305

BUILDING CHARACTERISTICS

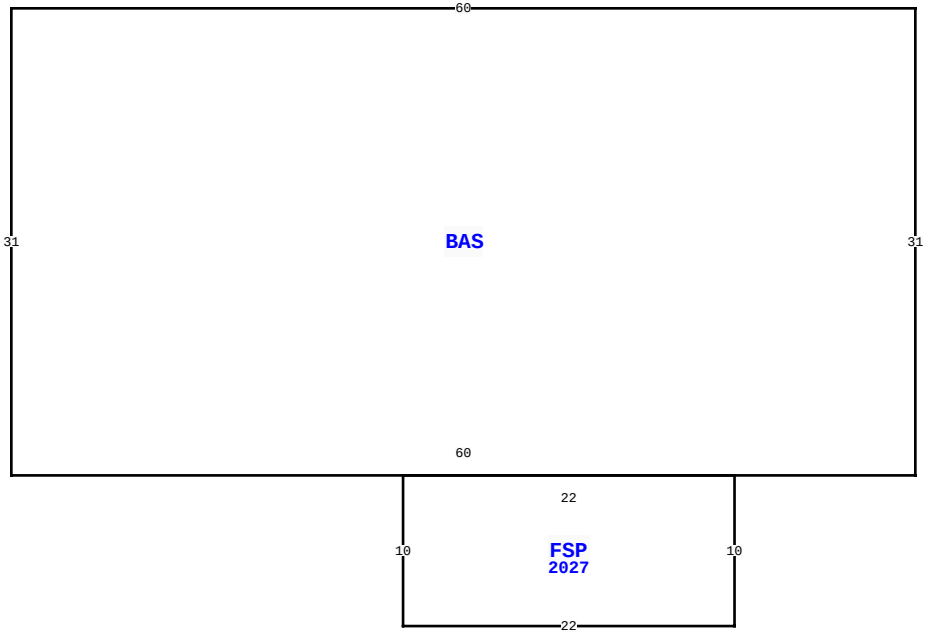
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,860	100		1,860	161,928
FSP	220	40	2027	88	7,661
TOTALS	2,080			1,948	169,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,948	118.5000	110.20	214,670	2012	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019



250 SW IRIS CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	12	20	240.00	UT	9.00	9.00	100	2011	2011	3	100	2,160	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,589
TOTAL MARKET OB/XF VALUE		11,660
TOTAL LAND VALUE - MARKET		66,430
TOTAL MARKET VALUE		247,679
SOH/AGL Deduction		126,132
ASSESSED VALUE		121,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,136
TOTAL JUST VALUE		247,679
NCON VALUE		7,661
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,452

SALE:3:1: INCL WELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048424	Roof Replacement	9,946	10/17/2023
29636	M H	421	08/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/629	2/16/2026	WD	Q	I	01	300,000
GRANTOR: DILLON LINDA						
GRANTEE: THOMAS BARBARA PAUL						
1373/2752	12/05/2018	WD	Q	I	01	145,000
GRANTOR: SUSAN M MARTIN						
GRANTEE: LINDA DILLON & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S31 E60 N31 $
FSP=[YR=2027;ORIG=-34,31] E22 S10 W22 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,660

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	5.11	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,430							

REVIEW DATE 06/25/2026 BY TP Total Acres: 5.11 Total Land Value: 66,430 Market: 0 Agricultural: 0 Common: 66,430 PRINTED 11/17/2026 BY SYS