

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.

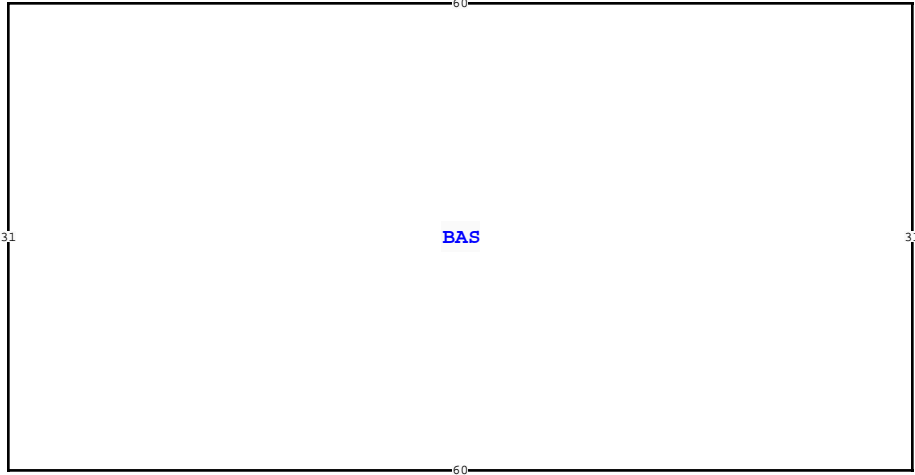
THOMAS BARBARA PAULINA MENDEZ/THOMAS JOSEPH ALAN
250 SW IRIS CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-305

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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 Units	01	CONV	100
		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
BAS	1,860	100	
TOTALS	1,860		1,860 146,362

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%	- 2019								
				Heated Area:	1860			HX Base Yr	2019			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,362
TOTAL MARKET OB/XF VALUE			13,660
TOTAL LAND VALUE - MARKET			66,430
TOTAL MARKET VALUE			226,452
SOH/AGL Deduction			114,927
ASSESSED VALUE			111,525
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			60,114
TOTAL JUST VALUE			226,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,307
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						

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
1	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	100	2011	2011
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2018	2018
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018

TOTAL OB/XF												
13,660												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

BUILDING NOTES												
BAS= W60 S31 E60 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	DPH FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.11	AC		1.00
TOTAL ADJ												
1.00												
UNIT PRICE												
13,000.00												
ADJ UNIT PRICE												
13,000.00												
LAND VALUE												
66,430												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												