

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.

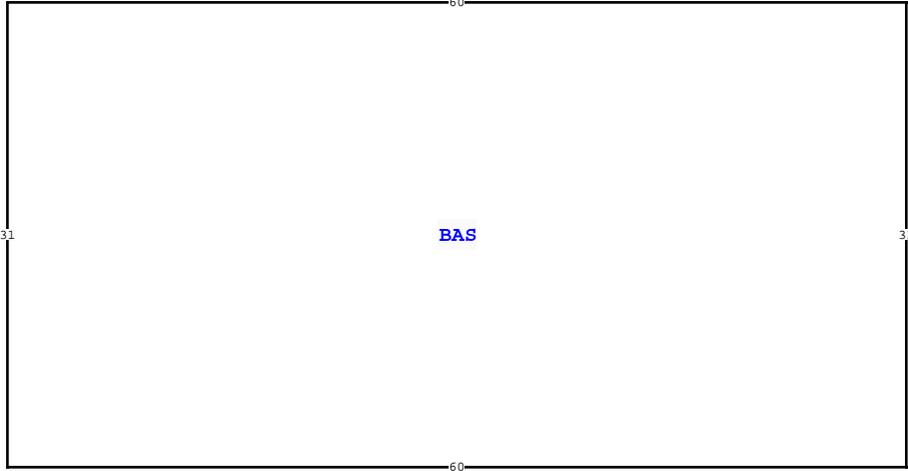
THOMAS BARBARA PAULINA MENDEZ/THOMAS JOSEPH ALAN
250 SW IRIS CT
LAKE CITY, FL 32024

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
Architectual 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		149,466

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		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		149,466	
TOTAL MARKET OB/XF VALUE		13,660	
TOTAL LAND VALUE - MARKET		66,430	
TOTAL MARKET VALUE		229,556	
SOH/AGL Deduction		118,031	
ASSESSED VALUE		111,525	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		60,114	
TOTAL JUST VALUE		229,556	
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
1	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	100	2011
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	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
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2018
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S31 E60 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												13,660			
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	100		A-1	0.00	0.00	5.11	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,430										