

COMM NW COR, RUN E 1976.33 FT,
S 92.11 FT TO POB. CONT S
1210.25 FT, W 365.55 FT, N

MCDONALD RODNEY/MCDONALD RUBY
470 SW KING ST
LAKE CITY, FL 32024

2026

36-4S-16-03300-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		29,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2023		74,749	1986	1986	0	0	60.00	40.00
				Heated Area: 1404			HX Base Yr 2023				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,900
TOTAL MARKET OB/XF VALUE			10,600
TOTAL LAND VALUE - MARKET			30,300
TOTAL MARKET VALUE			70,800
SOH/AGL Deduction			51,005
ASSESSED VALUE			19,795
TOTAL EXEMPTION VALUE	HX HB DX		19,795
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			70,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38921	M H	0	11/21/2019
36271	M H	685	01/31/2018
33531	M H	720	11/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/2194	1/15/2015	WD	Q	V	01	24,500
GRANTOR: WILLIAM KENT HARRISS						
GRANTEE: RODNEY & RUBY MCDON						
1068/0419	12/09/2005	WD	Q	V	01	100
GRANTOR: EDWARD F BRUNNER						
GRANTEE: WILLIAM KENT HARRIS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0030	BARN,MT	0	100	0	0	UT	0.00	0.00	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	

TOTAL OB/XF										10,600
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/22/2026			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W52 S27 E52 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF										10,600				
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	5.05	AC		1.00	1.00	0.50	12,000.00	6,000.00	30,300							