

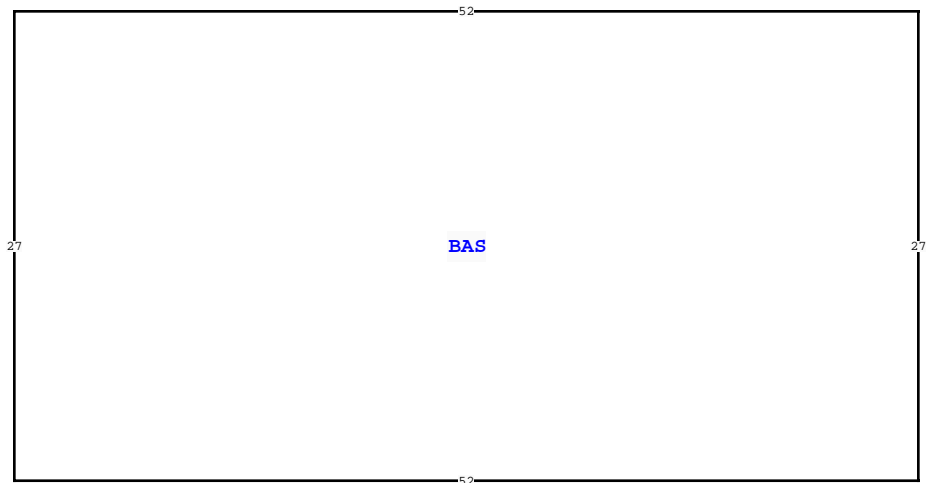
COMM NW COR, RUN E 1976.33 FT,
S 92.11 FT TO POB. CONT S
1210.25 FT, W 365.55 FT, N

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
Architectual 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		28,479

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		71,197	1986	1986	0	0	60.00	40.00	
				Heated Area: 1404				HX Base Yr 2023				
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										04/22/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		28,479	
TOTAL MARKET OB/XF VALUE		10,600	
TOTAL LAND VALUE - MARKET		30,300	
TOTAL MARKET VALUE		69,379	
SOH/AGL Deduction		49,584	
ASSESSED VALUE		19,795	
TOTAL EXEMPTION VALUE	HX HB DX	19,795	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		69,379	
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	600	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	

LAND DESCRIPTION													TOTAL OB/XF											
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S27 E52 N27\$.	