BEG 43.79 FT NE OF SW COR OF SW1
WHICH IS ON THE E R/W OF A CO RD
R/W 118.82 FT, E 157.53 FT, S 11

SAUNDERS CINDY
2481 SW LITTLE RD
LAKE CITY, FL 32024

**2027**

**36-4S-16-03322-002**

## BUILDING CHARACTERISTICS

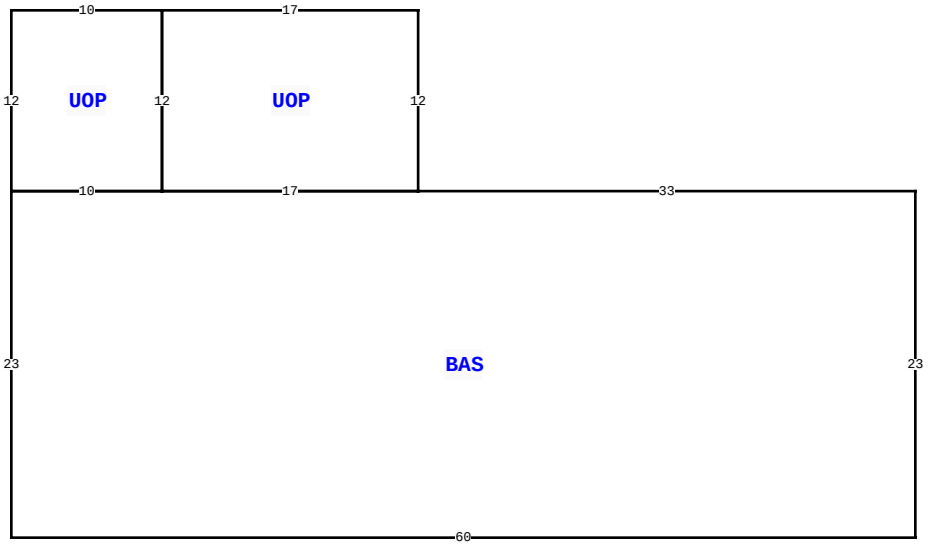
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 36416.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,380 | 100 | | 1,380 | 38,386 |
| UOP | 120 | 25 | | 30 | 834 |
| UOP | 204 | 25 | | 51 | 1,419 |
| TOTALS | 1,704 | | | 1,461 | 40,639 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,461 | 115.9000 | 69.54 | 101,598 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 0 Heated Area: 1380 HX Base Yr




2481 SW LITTLE RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/15/2026 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 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 320 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 40,639 |
| TOTAL MARKET OB/XF VALUE | | 8,920 |
| TOTAL LAND VALUE - MARKET | | 11,490 |
| TOTAL MARKET VALUE | | 61,049 |
| SOH/AGL Deduction | | 18,648 |
| ASSESSED VALUE | | 42,401 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 12,401 |
| TOTAL JUST VALUE | | 61,049 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 61,049 |

BLDG:1:1: GUERDON MH ID# CDWSGA50806329 ON DEED

XFOB:1:1: GUERDON M H ID#CDWSGA50806329 ON DEED

LAND:1:1: AKA 9-B

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053612 | Electrical Servic | | 07/18/2025 |
| 12036 | M H | 125 | 01/13/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1503/1404 | 11/28/2023 | LE | U | I | 14 | 100 |
| GRANTOR: SAUNDERS CINDY FKA CI | | | | | | |
| GRANTEE: SAUNDERS CINDY (ENH | | | | | | |
| 0645/0387 | 4/21/1987 | WD | Q | I | | 18,150 |
| GRANTOR: KRAINER ARLENE | | | | | | |
| GRANTEE: HUGHES CYNTHIA J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 UOP= N12 W17 S12 E17$ W17 UOP= N12 W10 S12 E10$ W10 S23 E60 N23$.

## LAND DESCRIPTION

TOTAL OB/XF 8,920

| 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 | 0.43 | AC | | 1.00 | 1.00 | 1.67 | 16,000.00 | 26,720.00 | 11,490 | | | | | | | |

REVIEW DATE 01/27/2026 BY KS Total Acres: 0.43 Total Land Value: 11,490 Market: 0 Agricultural: 0 Common: 11,490 PRINTED 11/17/2026 BY SYS