COMM SW COR OF SW1/4 OF SW1/4, R
TO E R/W OF PAVED RD, RUN N 356.
RUN N 118.82 FT, E 159.44 FT, S

G.T. EXECUTIVE SERVICES LLC
P O BOX 372726
KEY LARGO, FL 33037

2026

36-4S-16-03322-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

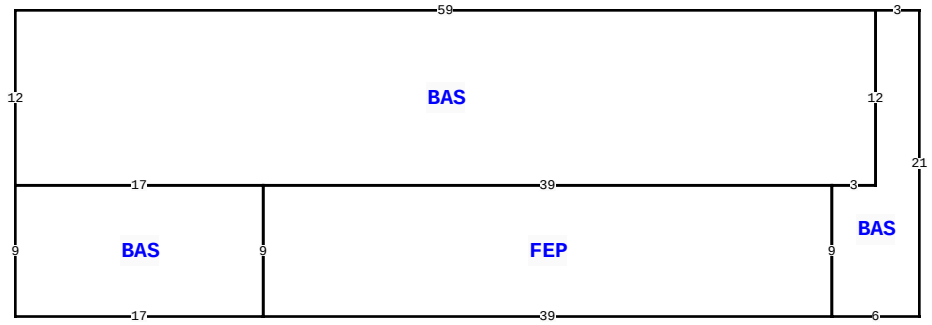
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	90	100		90	2,039
BAS	153	100		153	3,466
BAS	708	100		708	16,040
FEP	351	85		298	6,752
TOTALS	1,302			1,249	28,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,249	94.4000	56.64	70,743	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 951 HX Base Yr



209 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,297
TOTAL MARKET OB/XF VALUE	12,180
TOTAL LAND VALUE - MARKET	10,320
TOTAL MARKET VALUE	50,797
SOH/AGL Deduction	0
ASSESSED VALUE	50,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,797
TOTAL JUST VALUE	50,797
NCON VALUE	5,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,632

SALE:2:1: MH ON DEEDS

XFOB:1:1: PRINCESS M H ID#G5969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/762	6/03/2022	WD	Q	I	01	50,000
GRANTOR: MEADE NATHAN R						
GRANTEE: G.T. EXECUTIVE SERV						
0784/0893	11/29/1992	AG	U	I	13	19,300
GRANTOR: DENIS M ROEMER						
GRANTEE: ROBERT E MEADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S12 BAS= S9 E17 N9 W17$ E17 FEP= S9 E39 N9 W39$ E39
BAS= S9 E6 N21 W3 S12 W3$E3 N12$.

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	0	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	180	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 12,180

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	0		A-1	0.00	0.00	0.43	AC		1.00	1.00	1.50	16,000.00	24,000.00	10,320							

REVIEW DATE 01/27/2026 BY JB Total Acres: 0.43 Total Land Value: 10,320 Market: 0 Agricultural: 0 Common: 10,320 PRINTED 06/08/2026 BY SYS