COMM NE COR OF NW1/4 OF SW1/4, S
CONT S 258.70 FT TO W R/W SR-47,
191.53 FT, N 360.55 FT, E 146.80

HELTON PAUL A/DONAHUE KAMERON LAMAR
27054 MOLLY LN
HILLIARD, FL 32046

2027

36-4S-16-03334-000

BUILDING CHARACTERISTICS

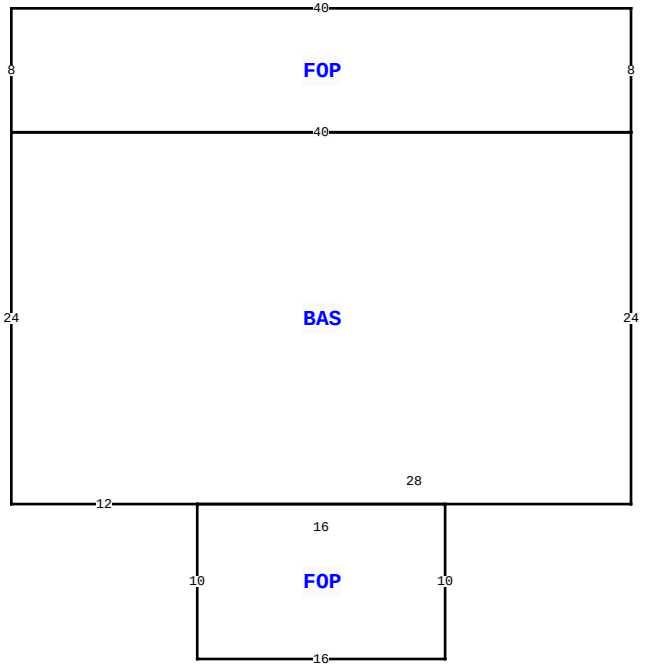
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	960	100		960	16,374
FOP	160	35		56	955
FOP	320	35		112	1,910
TOTALS	1,440			1,128	19,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,128	71.0600	42.64	48,098	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 960 HX Base Yr 2013



5690 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0294	SHED WOOD/	0	100	12	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0070	CARPORT UF	0	100	18	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,239
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		47,439
SOH/AGL Deduction		20,666
ASSESSED VALUE		26,773
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,773
TOTAL JUST VALUE		47,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,439

XFOB:1:1: CHLNG M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1522	10/09/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DONAH						
GRANTEE: HELTON PAUL A						
1239/2014	8/06/2012	WD	Q	I	01	25,000
GRANTOR: HENRY & JEANETTE STEE						
GRANTEE: CHARLES E DONAHUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 FOP= N8 W40 S8 E40$ W40 S24 E12 FOP= S10 E16 N10 W16$ E28$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/26/2026 BY CM Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS