

COMM SE COR, RUN N 1379.86 FT FO
N 335.08 FT, W 1308.08 FT, S ALO
335.36 FT, E 1294.50 FT TO POB.

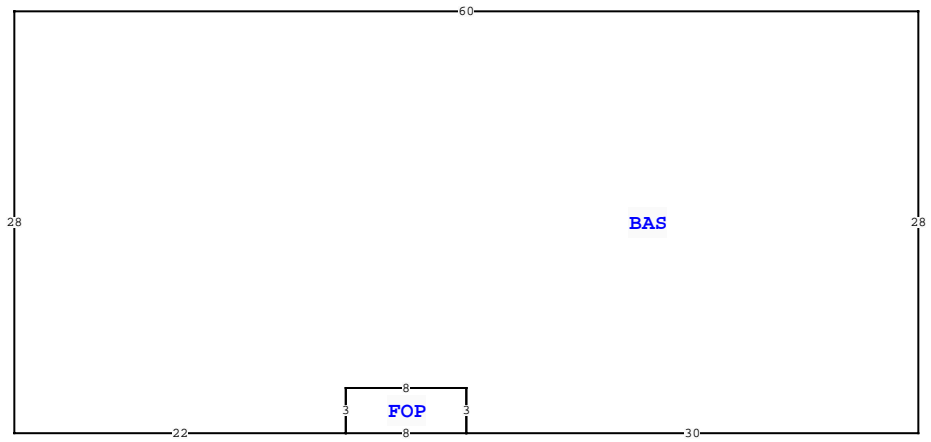
VALENTINE RONNIE C
P O BOX 608
LAKE CITY, FL 32056-0608

2026

14-5S-15-00459-226


ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0201	MODULAR HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	14515.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	92,847
FOP	24	30		7	393
TOTALS	1,680			1,663	93,239

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	-	2006						
Heated Area: 1656						HX Base Yr		2006			



BAS

FOP

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				93,239	
TOTAL MARKET OB/XF VALUE				1,000	
TOTAL LAND VALUE - MARKET				95,095	
TOTAL MARKET VALUE				189,334	
SOH/AGL Deduction				63,033	
ASSESSED VALUE				126,301	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				75,579	
TOTAL JUST VALUE				189,334	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				189,334	
SALE:3:1: LOT 26 TIMBER RIDGE TO LOW FOR AREA					
SALE:2:1: LOT 26 TIMBER RIDGE UNREC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22451	M H	447	11/03/2004		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1460	2/13/2004	WD	Q	V		33,000
GRANTOR: JEFFREY R & REBECCA G						
GRANTEE: VALENTINE						
0806/1469	6/12/1995	WD	Q	V		21,700
GRANTOR: VAN & LUCILLE L GIEBE						
GRANTEE: JEFFREY R & REBECCA						

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	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				0.00	
2	0120	CLFENCE	4	0	100	0			1.00	UT	0.00				0.00	

TOTAL OB/XF												1,000					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/07/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S28 E22 FOP= E8 N3 W8 S3§ N3 E8 S3 E30 N28§.											

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	0201	C	MOD HOME	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							