

N 132.55 FT OF W 333.16 FT OF SE
RD R/W (AKA PRCL #8) & S 132.55
FT OF NE1/4 OF NE1/4 EX RD R/W (

MOBLEY SALLY JANE/MOBLEY CLARENCE J
294 SW VISTA TER
LAKE CITY, FL 32024

2024

05-4S-16-02773-023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality		03 03		
DOR CODE		0200 MOBILE HOME		
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		5416.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	3,160
BAS	240	100	240	3,160
BAS	1,300	100	1,300	17,117
FOP	80	35	28	369
FOP	144	35	50	658
UOP	60	25	15	197
UOP	96	25	24	316
TOTALS		2,160	1,897	24,978

EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0296	SHED METAL	0	100	0	0	
2	0296	SHED METAL	0	100	16	14	
3	9945	Well/Sept	0	100	0	0	
4	0190	FPLC PF	0	100	0	0	
5	0296	SHED METAL	0	100	0	0	
6	0169	FENCE/WOOD	0	100	0	0	
7	0296	SHED METAL	0	100	0	0	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		RSF/MH	65.00	283.00	1.72	AC	

REVIEW DATE 01/02/2019 BY KRBC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,897	75.2490	37.62	71,365	1980	1980	0	0	0 65.00	35.00
1 MOBILE HME - 100% - 0											
Heated Area: 1780 HX Base Yr											
294 SW VISTA TER, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/19/2022 MLU											

TOTAL OB/XF											
10,972											

LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		RSF/MH	65.00	283.00	1.72	AC	

Total Acres: 1.72 Total Land Value: 25,800 Market: 0 Agricultural: 0 Common: 25,800

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				24,978				
TOTAL MARKET OB/XF VALUE				10,972				
TOTAL LAND VALUE - MARKET				25,800				
TOTAL MARKET VALUE				61,750				
SOH/AGL Deduction				24,099				
ASSESSED VALUE				37,651				
TOTAL EXEMPTION VALUE				HX HB		25,000		
BASE TAXABLE VALUE				12,651				
TOTAL JUST VALUE				61,750				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				61,750				
XFOB:1:1: MAGNOLIA M H								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1371		1/12/2018		LE	U	I	14	100
GRANTOR:SALLY JANE & CLARENCE								
GRANTEE: DANIEL LANE,SALLY S								
BUILDING NOTES								

TOTAL OB/XF											
10,972											
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1	0102	C	SFR/MH	100		RSF/MH	65.00	283.00	1.72	AC	

PRINTED 12/13/2023 BY SYS