FOR POB, RUN S 170 FT, W 100 FT, E 100 FT TO POB.

P O BOX 526
LAKE CITY, FL 32056

2026

19-4S-17-08483.000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

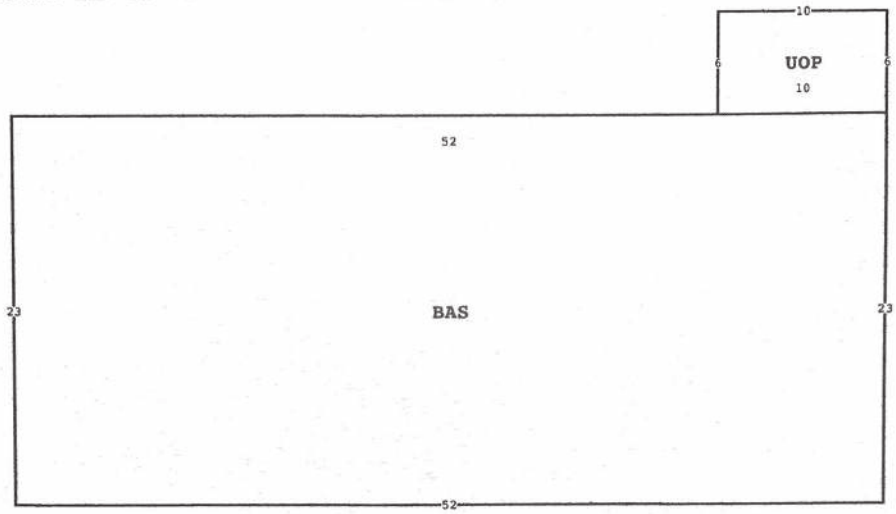
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	32,407
UOP	60	25		15	406
TOTALS	1,256			1,211	32,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,211	112.9000	67.74	82,033	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1196 HX Base Yr



324 SW MA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	32,813
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	9,105
TOTAL MARKET VALUE	48,918
SOH/AGL Deduction	3,889
ASSESSED VALUE	45,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,029
TOTAL JUST VALUE	48,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,918

PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054068	Roof Replacement	6,225	09/16/2025
7868	M H	100	12/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1398/1319	11/05/2019	WD	U	I	11	0
GRANTOR: AMY B GUERRY						
GRANTEE: AMY B GUERRY AS TRU						
1365/2182	7/31/2018	WD	Q	I	05	40,000
GRANTOR: JEFFREY F CHESHIRE						
GRANTEE: THEODORE L SR & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E52 N23$ UOP= N6 W10 S6 E10$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION

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	100.00	170.00	0.39	AC		1.00	1.00	1.61	14,500.00	23,345.00	9,105							

REVIEW DATE 05/22/2017 BY DF Total Acres: 0.39 Total Land Value: 9,105 Market: 0 Agricultural: 0 Common: 9,105 PRINTED 09/24/2025 BY SYS