

LOT 8 SUN PARK ESTATES S/D.
950-2688, WD 1039-2139,
CT 1322-2538, WD 1332-235,

SPOONS CONNY J JR
1720 CHARLES ROAD
MANSFIELD, OH 44903

2024

19-4S-16-03062-108



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		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	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	19416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	25,189
TOTALS	1,404		1,404	25,189

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,404	102.5100	51.26	71,969	1999	1999	0	0	0	65.00	35.00	
1 MOBILE HME - 0% - 0 Heated Area: 1404 HX Base Yr													
27 52 27													
BAS													
52													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/26/2023 MLU													

2023 SW SALEM RD, LAKE CITY

TOTAL OB/XF													
8,200													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,189	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		75,889	
SOH/AGL Deduction		2,852	
ASSESSED VALUE		73,037	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,037	
TOTAL JUST VALUE		75,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23947	M H	457	12/08/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1332/0235	2/23/2017	WD	U	I	12
					46,500
GRANTOR: US BANK NATIONAL ASSO					
GRANTEE: CONNY J SPOONS JR					
1322/2538	9/29/2016	CT	U	I	12
GRANTOR: NATIONSTAR MORTGAGE					
GRANTEE: US BANK NATIONAL AS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											