LOT 2 PINE RIDGE S/D.
WD 1036-954, WD 1088-1751, WD 12

JAKUBOWYCZ MICHAEL JAMES
514 NW RIVERS LN
LAKE CITY, FL 32055

2023

21-3S-16-02240-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

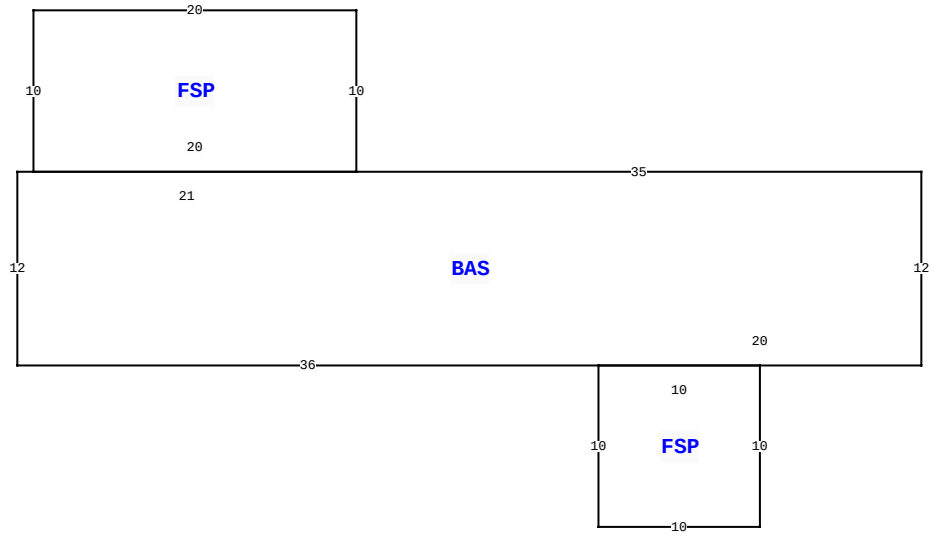
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 01
NEIGHBORHOOD/LOC	21316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	11,560
FSP	100	40	40	688
FSP	200	40	80	1,376
TOTALS	972		792	13,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	98.3000	49.15	38,927	1982	1982	0	0	0	65.00	35.00

1 MOBILE HME – 0% - 0 Heated Area: 672 HX Base Yr



319 NW STARLING TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,624
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	39,624
SOH/AGL Deduction	5,695
ASSESSED VALUE	33,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,929
TOTAL JUST VALUE	39,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2317	3/23/2018	WD	Q	I	01	37,000
GRANTOR: THOMAS G & SUSAN G WI						
GRANTEE: MICHAEL JAMES JAKUB						
1283/1444	10/22/2014	WD	Q	I	01	25,000
GRANTOR: PHYLLIS E WILLIAMS						
GRANTEE: THOMAS G & SUSAN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N10 W20 S10 E20$ W21 S12 E36 FSP= S10 E10 N10 W10$ E20 N12$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		RSF/MH	272.00	243.00	1.00	LT		1.00	1.00	1.50	15,000.00	22,500.00	22,500							

REVIEW DATE 02/09/2023 BY KS Total Acres: 1.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/23/2023 BY SYS