LOT 26 PARKWOOD S/D.

810-477, 836-74, 925-2011, QC 10

THERIAULT STEVEN
2050 SE EBENEZER RD
LAKE CITY, FL 32025

2025

31-4S-18-10519-033

BUILDING CHARACTERISTICS

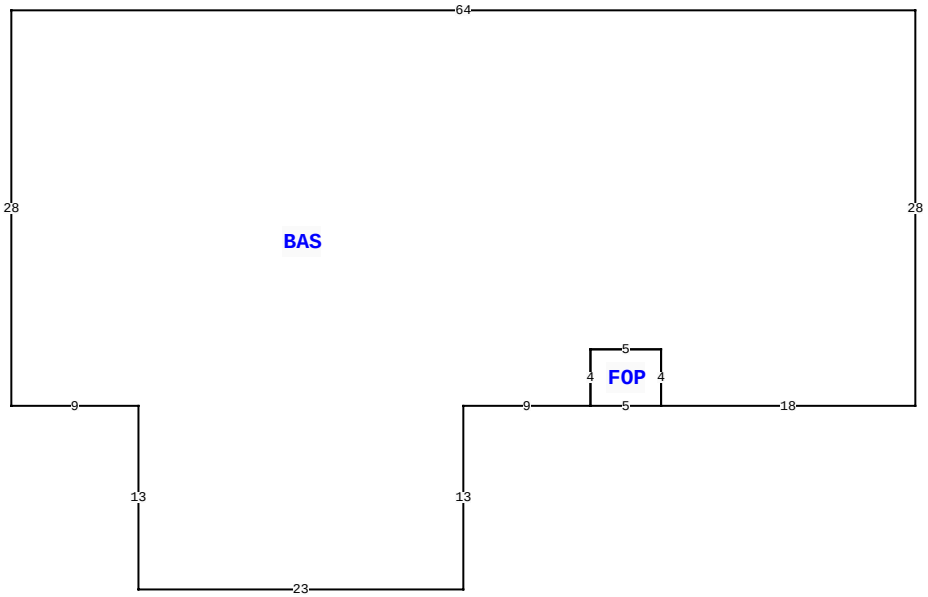
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100		2,071	46,084
FOP	20	35		7	156
TOTALS	2,091			2,078	46,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,078	92.7200	55.63	115,599	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME – 100% - 2012 Heated Area: 2071 HX Base Yr 2012



2050 SE EBENEZER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,240
TOTAL MARKET OB/XF VALUE		14,680
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		75,920
SOH/AGL Deduction		24,546
ASSESSED VALUE		51,374
TOTAL EXEMPTION VALUE	HX HB	26,374
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,472

SALE:2:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18587	M H	125	08/07/2001
12296	M H	125	03/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/2407	12/22/2011	QC	U	I	11	100
GRANTOR: LAURA DEAN						
GRANTEE: STEVEN THERIAULT						
1223/0477	9/15/2011	WD	U	I	12	44,000
GRANTOR: CITIFINANCIAL EQUITY						
GRANTEE: STEVEN THERIAULT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E9 S13 E23 N13 E9 FOP= E5 N4 W5 S4$ N4 E5 S4 E18 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0060	CARPORT F	0	100	18	18	324.00	UT	5.00	5.00	100	2005	2005	3	100	1,620	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,860	

LAND DESCRIPTION

TOTAL OB/XF 14,680

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/28/2015 BY DF Total Acres: 4.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 07/30/2025 BY SYS