COMM NW COR OF E1/2 OF NW1/4, RU
429.93 FT, S 1064.04 FT FOR POB,
FT, E 423.22 FT, N 414.96 FT, W

IVES CLAYTON M/IVES TINA
316 SW RAINBOW CT
LAKE CITY, FL 32024

2025

27-4S-16-03215-014

BUILDING CHARACTERISTICS

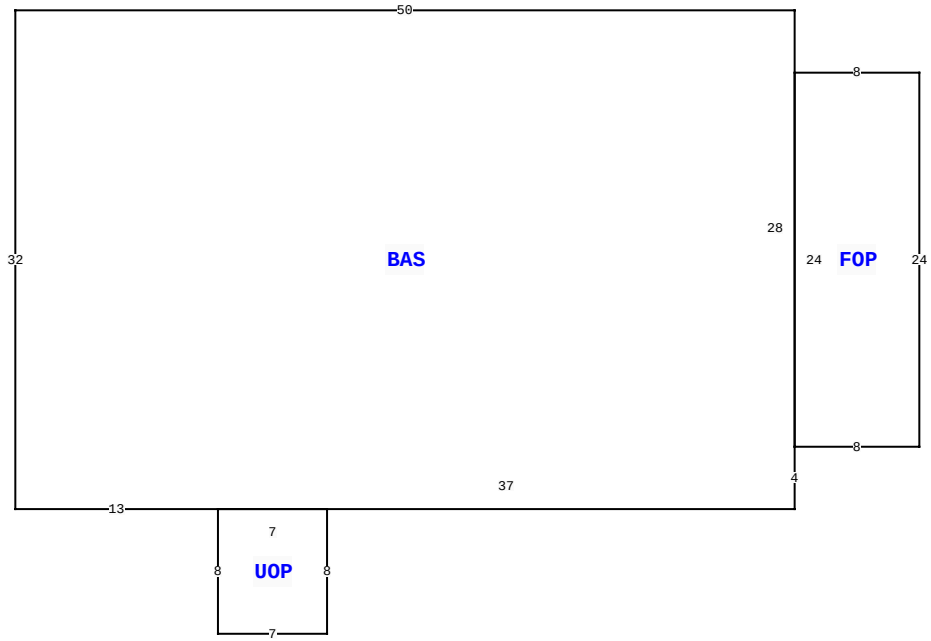
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	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	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	122,177
FOP	192	35	67	5,116
UOP	56	25	14	1,069
TOTALS	1,848		1,681	128,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,681	116.9000	107.55	180,792	1999	2010	0	0	0	29.00	71.00

1 MANUF 2 – 100% - 2024 Heated Area: 1600 HX Base Yr 2024



316 SW RAINBOW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,362
TOTAL MARKET OB/XF VALUE		21,244
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		181,606
SOH/AGL Deduction		89,463
ASSESSED VALUE		92,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,143
TOTAL JUST VALUE		181,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14949	M H	125	01/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1469	5/24/2023	WD	Q	I	01	222,500
GRANTOR: FARNESI VINCENT JOSEP						
GRANTEE: IVES CLAYTON M						
1108/1979	1/24/2007	LE	U	I	14	100
GRANTOR: FARNESI RAYMOND JOSEP						
GRANTEE: FARNESI VINCENT JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S32 E13 UOP= S8 E7 N8 W7$ E37 N4 FOP= E8 N24 W8 S24$ 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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	18	324.00	UT	12.00	12.00	50	1999	1999	3	50	1,944	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
8	0060	CARPORT F	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 21,244

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	32,000							

REVIEW DATE 09/11/2023 BY ME Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 10/30/2024 BY SYS