N DIV: LOT 2 SUMMER'S COURT
DESC AS: COMM NE COR OF SW1/4
OF SW1/4, RUN W 387.38 FT,

LUCAS FREDDIE
526 NE COOLEY WAY
LAKE CITY, FL 32055-2409

2026

00-00-00-11890-000

COLUMBIA COUNTY PROPERTY

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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

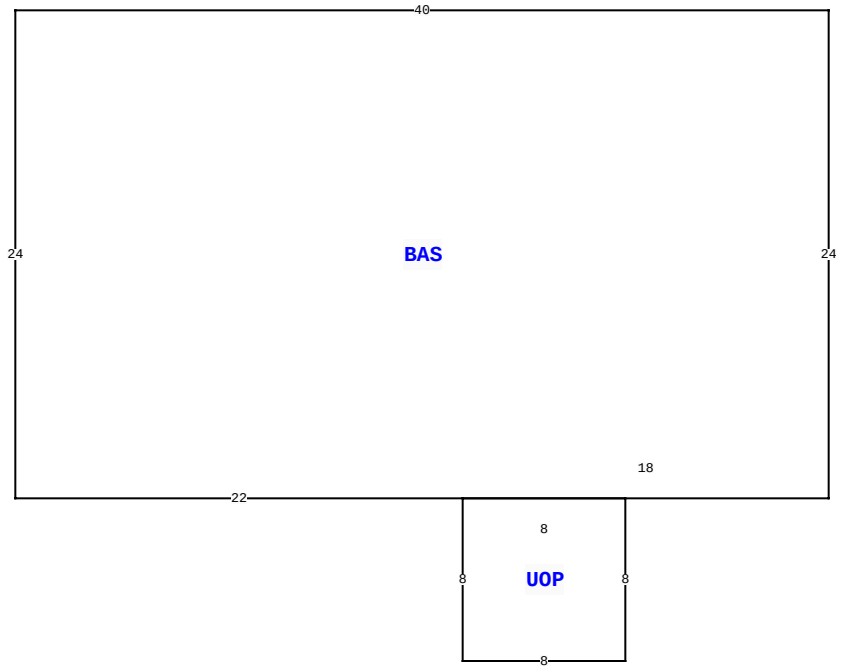
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	47,879
UOP	64	25		16	798
TOTALS	1,024			976	48,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	976	117.9000	110.83	108,170	1990	1990	10	0	0	45.00	45.00

2 MANUF 1 100% - 2012 Heated Area: 960 HX Base Yr 2012



526 NE COOLEY WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		48,676
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		3,480
TOTAL MARKET VALUE		52,256
SOH/AGL Deduction		31,650
ASSESSED VALUE		20,606
TOTAL EXEMPTION VALUE	HX HB SX	20,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1589	M H	200	03/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/2298	2/09/2010	QC	U	V	11	100

GRANTOR: LESLIE WESTON
GRANTEE: FREDDIE LUCAS

1179/1721	8/26/2009	WD	U	V	11	100

GRANTOR: LAPONCSEY M BRADLEY
GRANTEE: LESLIE L WESTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E22 UOP= S8 E8 N8 W8$ E18 N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 100

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			0.00	0.00	6,960.00	SF		1.00	1.00	1.00	0.50	0.50	3,480							

REVIEW DATE 09/15/2015 BY DF Total Acres: 0.16 Total Land Value: 3,480 Market: 0 Agricultural: 0 Common: 3,480 PRINTED 11/10/2025 BY SYS