BEG SW COR SE1/4 OF NE1/4 OF
NE1/4, N 273.58 FT TO C/L OF
RIVER RD, SE ALONG C/L 272.54

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

2026

01-3S-16-01901-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

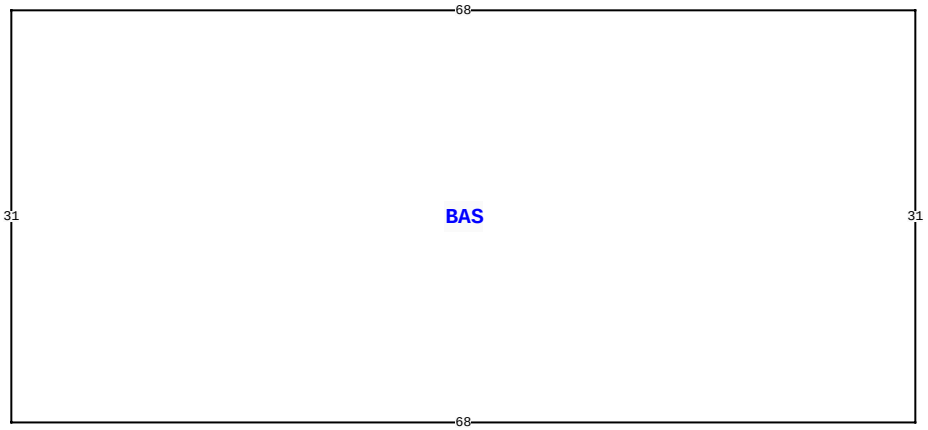
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	57,624
TOTALS	2,108			2,108	57,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	113.9000	68.34	144,061	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 2108 HX Base Yr



514 NW RIVERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,624
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	17,000
TOTAL MARKET VALUE	78,524
SOH/AGL Deduction	217
ASSESSED VALUE	78,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,307
TOTAL JUST VALUE	78,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,524

PRMT:1:1: HAMILTON

XFOB:1:1: HARTFORD M H

BLDG:1:1: NOBI MH (RP'D-DOUGLAS/STELLA VASCO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15050	M H	125	02/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/1652	4/10/2018	WD	U	I	18	40,200

GRANTOR: SECRETARY OF HOUSING

GRANTEE: MICHAEL J JAKUBOWYC

1340/0135	6/23/2017	WD	U	I	18	100

GRANTOR: FIRST FEDERAL SAVINGS

GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							

REVIEW DATE 04/27/2018 BY BC Total Acres: 2.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 10/17/2025 BY SYS