E1/2 OF LOT 3 & ALL OF LOT 4, CA
S/D UNIT 1.

CRAY ANGELICA
544 NW DICKS RD
LAKE CITY, FL 32055

2026

01-3S-16-01910-003

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	13	LAM/VNLPLK 100
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
Quality	05	05

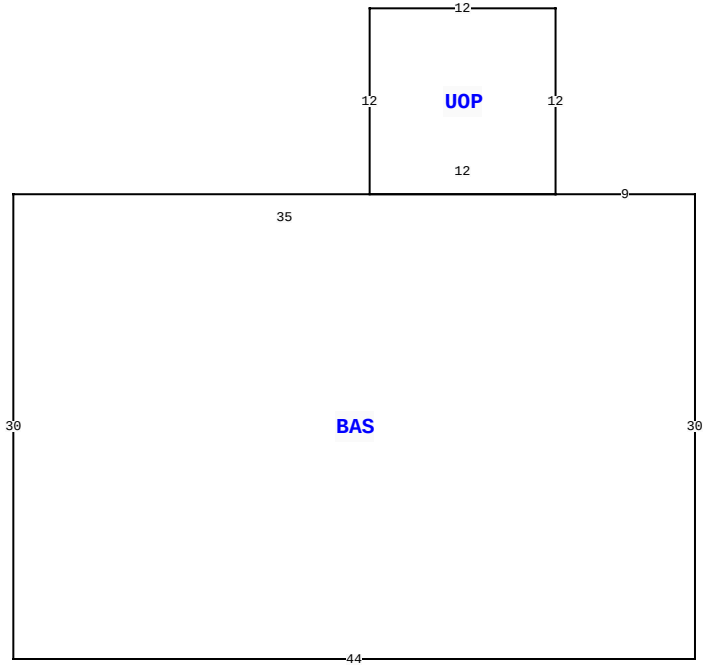
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	116,647
UOP	144	25		36	3,181
TOTALS	1,464			1,356	119,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,356	119.0000	111.86	151,682	2007	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1320 HX Base Yr 2025



544 NW DICKS ST, 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		119,829
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		14,250
TOTAL MARKET VALUE		142,379
SOH/AGL Deduction		0
ASSESSED VALUE		142,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,657
TOTAL JUST VALUE		142,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25696	M H	409	04/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1579	1/05/2024	WD	Q	I	01	170,000
GRANTOR: SARAZIN RONALD						
GRANTEE: CRAY ANGELICA						
1470/883	6/29/2022	WD	U	I	37	120,000
GRANTOR: 11 ELEVEN PROPERTIES						
GRANTEE: SARAZIN RONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N12 W12 S12 E12$ W35 S30 E44 N30$.

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	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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		RSF/MH	0.00	0.00	1.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,250							

REVIEW DATE 01/22/2024 BY TP Total Acres: 1.50 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 11/03/2025 BY SYS