COMM SE COR OF SE1/4, RUN W 617.
US-41, NW ALONG R/W 791.98 FT TO
W 294.32 FT TO A POINT, CONT W 1

DAVIS ROMMY
158 NW MICHELLE PL
LAKE CITY, FL 32055

2026

02-3S-16-01946-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

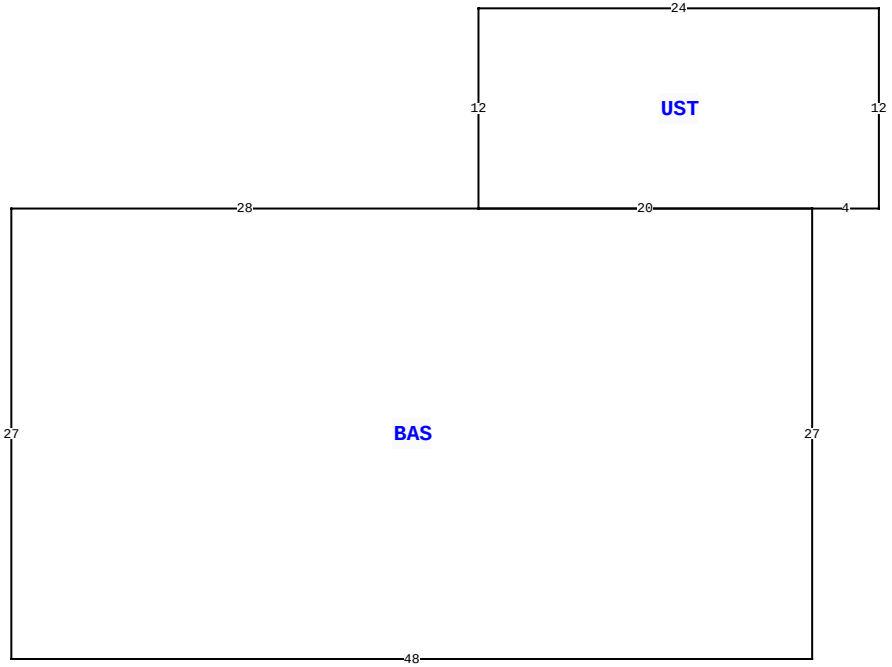
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,659
UST	288	45		130	7,790
TOTALS	1,584			1,426	85,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,426	115.9000	108.95	155,363	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 100% - 2016 Heated Area: 1296 HX Base Yr 2016



156 NW MICHELLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,450
TOTAL MARKET OB/XF VALUE		15,700
TOTAL LAND VALUE - MARKET		31,850
TOTAL MARKET VALUE		133,000
SOH/AGL Deduction		49,456
ASSESSED VALUE		83,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,822
TOTAL JUST VALUE		133,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,000

SALE:2:1: LOT 30 BLK B NORTHWOOD ACRES WITH MH

SALE:1:1: 1983 CONCORD MH INCL

PRMT:1:1: UTILITY POLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047711	Solar Power Syste	72,865	07/21/2023
0017	M H	125	09/05/2002
7859	PUMP/UTPOL	30	12/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1306/2350	12/23/2015	WD	Q	I	01	88,900
GRANTOR: WAYNE FRIER HOME CENT						
GRANTEE: ROMMY DAVIS						
1256/0498	6/10/2013	WD	U	I	12	35,000
GRANTOR: COLUMBIA BANK						
GRANTEE: WAYNE FRIER HOME CE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 E48 N27 UST= E4 N12 W24 S12 E20$ W20$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.45	AC		1.00	1.00	1.00	13,000.00	13,000.00	18,850							

REVIEW DATE 05/08/2023 BY JB Total Acres: 2.45 Total Land Value: 31,850 Market: 0 Agricultural: 0 Common: 31,850 PRINTED 11/07/2025 BY SYS