COMM SE COR OF SEC 2, W 617.23 F
41, N 31 DEG W ALONG R/W 791.98
FOR POB, CONT W 141 FT, N 309.54

TREVERROW EDWARD JR
472 NW DAVID DR
LAKE CITY, FL 32055

2025

02-3S-16-01946-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

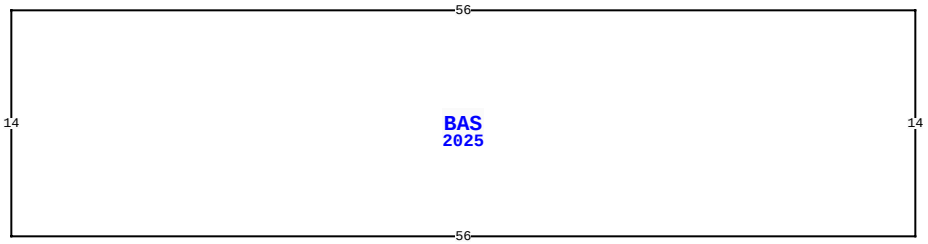
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	784	100	2025	784	85,576
TOTALS	784			784	85,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	784	112.5000	111.38	87,322	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 – 0% - 2025 Heated Area: 784 HX Base Yr



310 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	85,576
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	98,576
SOH/AGL Deduction	3,918
ASSESSED VALUE	94,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,658
TOTAL JUST VALUE	98,576
NCON VALUE	85,576
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/883	11/06/2024	LE	U	I	14	100

GRANTOR: TREVERROW EDWARD JR

GRANTEE: TREVERROW MARINELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,7] E56 S14 W56 N14 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 10/21/2024 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 05/15/2025 BY SYS