COMM SW COR OF NE1/4 OF SE1/4,
RUN N 337.54 FT FOR POB, CONT
N 337.55 FT, E 646 FT, S

TATUM RICKY A SR
160 SW ORCHARD CT
LAKE CITY, FL 32024

2026

02-4S-15-00331-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

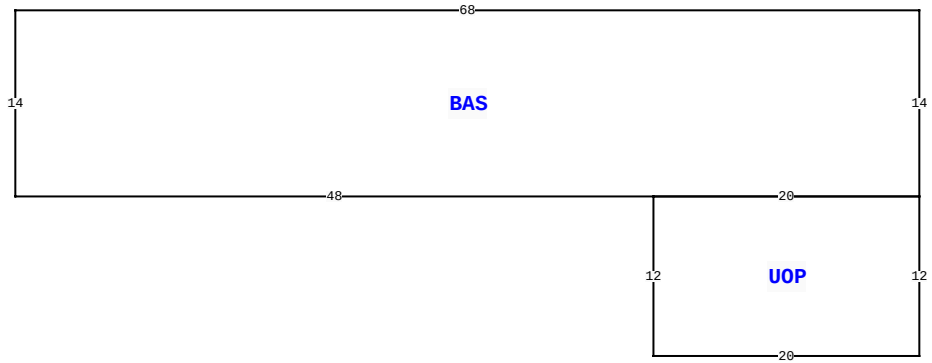
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	2415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	25,795
UOP	240	25		60	1,626
TOTALS	1,192			1,012	27,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,012	112.9000	67.74	68,553	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 952 HX Base Yr



160 SW ORCHARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,421
TOTAL MARKET OB/XF VALUE	17,375
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	88,796
SOH/AGL Deduction	0
ASSESSED VALUE	88,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,796
TOTAL JUST VALUE	88,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,796

PRMT:2:1: 14X50 1993
SALE:2:1: 10.01 ACRES (GRANTEE IS SON)
BLDG:2:1: FLEETWOOD MH
PRMT:1:1: 12X80 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20767	M H	125	06/04/2003
20678	TR/TRAILER	75	05/05/2003
7031	M H	60	04/09/1993
7032	M H	60	04/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/1137	4/30/2003	WD	Q	I	01	20,000

GRANTOR: UNION PLANTERS BANK N
GRANTEE: RICKY TATUM

0948/0371	2/20/2002	CT	Q	I	01	100

GRANTOR: CLERK OF COURT
GRANTEE: UNION PLANTERS BANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S14 E48 UOP= S12 E20 N12 W20$ E20 N14$.

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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	750.00	750.00	50	2013	2013	3	50	375	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 17,375

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	4.00	AC		1.00	1.00	0.80	11,000.00	8,800.00	35,200							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.80	11,000.00	8,800.00	8,800							

REVIEW DATE 08/09/2023 BY JB Total Acres: 5.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/18/2025 BY SYS