

COMM NW COR OF NE1/4 OF SE1/4
THENCE S 309.39 FT TO POB,
CONT S 337.54 FT, E 646 FT,

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

2026

02-4S-15-00331-004



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	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			
Architectural Units	01	CONV 100 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	2,040	100		2,040	122,242
TOTALS	2,040			2,040	122,242

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	900.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
7	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	
8	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	
9	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,040	115.9000	108.95	222,258	2005	2005	0	0	45.00	55.00
1 MANUF 1 100% - 2025 Heated Area: 2040 HX Base Yr 2025											
224 SW ORCHARD CT, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
										04/07/2025	MLU

TOTAL OB/XF											
18,025											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC	

COLUMBIA COUNTY PROPERTY						PAGE 1 of 2		3	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					122,242				
TOTAL MARKET OB/XF VALUE					18,225				
TOTAL LAND VALUE - MARKET					44,044				
TOTAL MARKET VALUE					184,511				
SOH/AGL Deduction					9,894				
ASSESSED VALUE					174,617				
TOTAL EXEMPTION VALUE					HX HB SX		100,722		
BASE TAXABLE VALUE					73,895				
TOTAL JUST VALUE					184,511				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					184,511				

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