

LOT 1 BLOCK A UNIT II OLUSTEE CR  
787-1602, 790-2358, 877-500, WD

LUCAS DEBORAH A  
186 SE BALD EAGLE LOOP  
LAKE CITY, FL 32025

2026

02-6S-17-09533-201



| 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                 |    | 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          |                  | 02    |
| NEIGHBORHOOD/LOC | 2617.0100        | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,620            | 100         |      | 1,620        | 95,399               |
| UEP       | 160              | 70          |      | 112          | 6,596                |
| UEP       | 200              | 70          |      | 140          | 8,245                |
| UOP       | 100              | 25          |      | 25           | 1,472                |
| UOP       | 100              | 25          |      | 25           | 1,472                |
| TOTALS    | 2,180            |             |      | 1,922        | 113,184              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     |       |
| 2              | 0070       | CARPORT UF  | 0 100   | 18 | 20 | 360.00 | UT | 3.00     |       |
| 3              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 |       |
| 4              | 0252       | LEAN-TO W/  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | NOTES |
| 1                | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  |       |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |         |        |  |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0201                                                    | 02  | 1,922     | 113.9000    | 107.07         | 205,789        | 2004 | 2004 | 0    | 0    | 0 45.00 | 55.00  |  |
| 1 MANUF 1 100% - 2006 Heated Area: 1620 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                         |     |           |             |                |                |      |      |      |      |         |        |  |
| 186 SE BALD EAGLE LOOP, LAKE CITY                       |     |           |             |                |                |      |      |      |      |         |        |  |

|          |  |  |           |  |  |            |  |     |  |
|----------|--|--|-----------|--|--|------------|--|-----|--|
| BLD DATE |  |  | LGL DATE  |  |  | 05/20/2024 |  | MLU |  |
| XF DATE  |  |  | LAND DATE |  |  |            |  |     |  |
| INC DATE |  |  | AG DATE   |  |  |            |  |     |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,340       |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |                    |  | PAGE 1 of 1 | 3 |
|---------------------------|--|--------------------|--|-------------|---|
| VALUATION SUMMARY         |  |                    |  |             |   |
| VALUATION BY              |  | STANDARD           |  |             |   |
| Tax Group: 3              |  | Tax Dist:          |  |             |   |
| BUILDING MARKET VALUE     |  | 113,184            |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 8,340              |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 35,210             |  |             |   |
| TOTAL MARKET VALUE        |  | 156,734            |  |             |   |
| SOH/AGL Deduction         |  | 75,240             |  |             |   |
| ASSESSED VALUE            |  | 81,494             |  |             |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX SX 81,494 |  |             |   |
| BASE TAXABLE VALUE        |  | 0                  |  |             |   |
| TOTAL JUST VALUE          |  | 156,734            |  |             |   |
| NCON VALUE                |  | 0                  |  |             |   |
| INCOME VALUE              |  |                    |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 156,734            |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 22260      | M H         | 286 | 08/30/2004 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1054/1443                    | 7/27/2005 | WD        | Q   | I   |        | 89,900     |  |
| GRANTOR: HARRY G DICKS       |           |           |     |     |        |            |  |
| GRANTEE: RICHARD A JR & DEBO |           |           |     |     |        |            |  |
| 1044/2101                    | 4/27/2005 | WD        | Q   | I   | 01     | 20,000     |  |
| GRANTOR: TERRY S SMITH SR    |           |           |     |     |        |            |  |
| GRANTEE: HARRY G DICKS       |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W24 S27 E16 UOP= S10 E10 N10 W10\$ E10 UOP= S10 E10 N10 W10\$ E34 N27 UEP= N10 W20 S10 E20\$ W20 UEP= N10 W16 S10 E16\$ W16\$. |  |  |  |  |  |  |  |  |  |