LOTS 3 & 4 OF REPLAT OF LOT 35 R UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R

SINGH LAKHVIR
P O BOX 2092
ALACHUA, FL 32616

2026

02-6S-17-09553-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

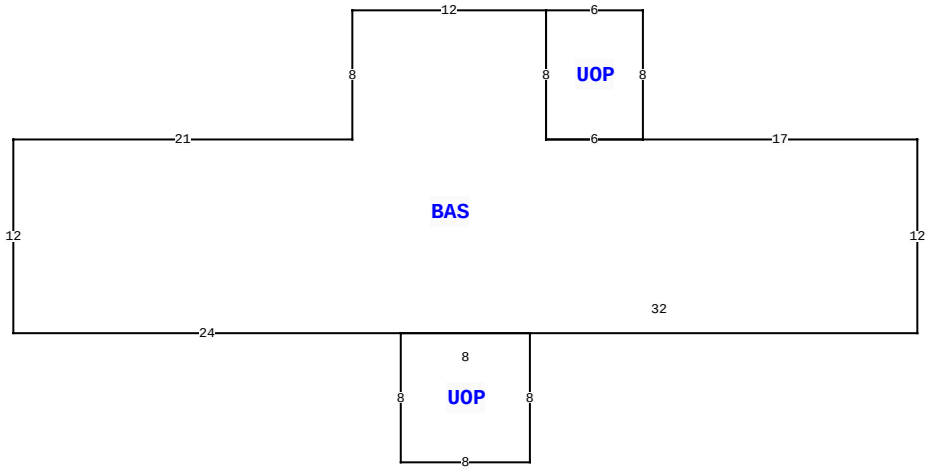
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	15,080
UOP	48	25		12	236
UOP	64	25		16	314
TOTALS	880			796	15,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	796	81.8100	49.09	39,076	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 768 HX Base Yr



167 SE AUGUST GLN, 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	49,636
TOTAL MARKET OB/XF VALUE	11,600
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	89,236
SOH/AGL Deduction	12,593
ASSESSED VALUE	76,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,643
TOTAL JUST VALUE	89,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,236

SALE:1:1: 2 AC - LOTS 3 & 4 ROLLING HILLS UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11791	M H	125	10/24/1996
9735	M H	125	05/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1029/2730	10/29/2004	WD	Q	I		49,300
GRANTOR: TRACY & IRIS STOGNER						
GRANTEE: LAKHVIR SINGH						
0796/2076	10/14/1994	WD	Q	V		13,000
GRANTOR: FLA REAL ESTATE EXCHA						
GRANTEE: TRACY L & IRIS A ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N8 W6 S8 E6$ W6 N8 W12 S8 W21 S12 E24 UOP= S8 E8 N8 W8$ E32 N12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/26/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS

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UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R

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ALACHUA, FL 32616

2026

02-6S-17-09553-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

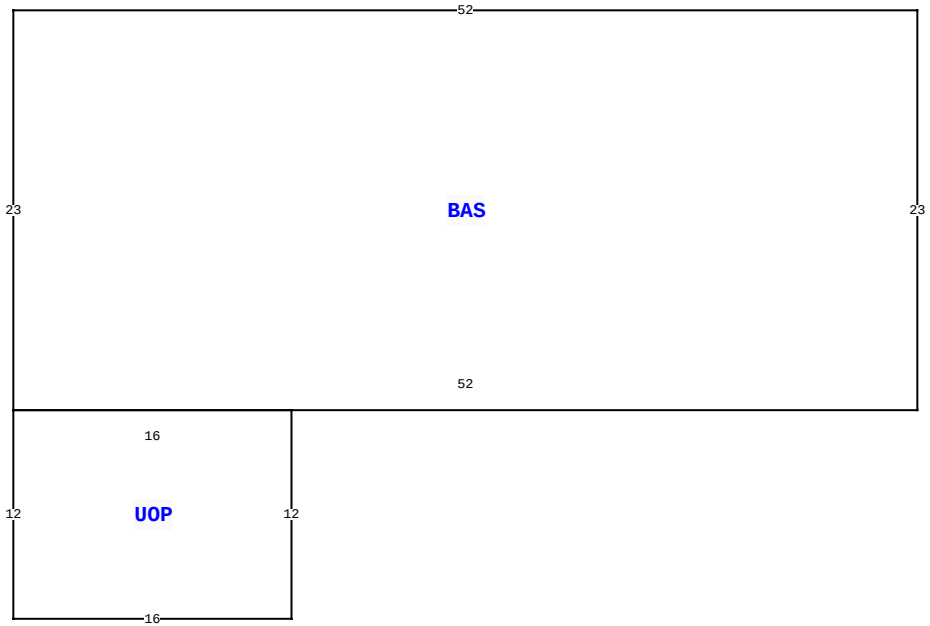
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	32,694
UOP	192	25		48	1,312
TOTALS	1,388			1,244	34,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,244	113.9000	68.34	85,015	1995	1995	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 1196 HX Base Yr



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TOTAL JUST VALUE	89,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0796/2076	10/14/1994	WD	Q	V		13,000
GRANTOR: FLA REAL ESTATE EXCHA						
GRANTEE: TRACY L & IRIS A ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 UOP= S12 E16 N12 W16$ E52 N23$.

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

REVIEW DATE 09/26/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS