LOT 45 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1234-478, LE 129

PELLETIER CHRYSTAL GAYLE
157 SW TREY WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-545

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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
Quality	05	05

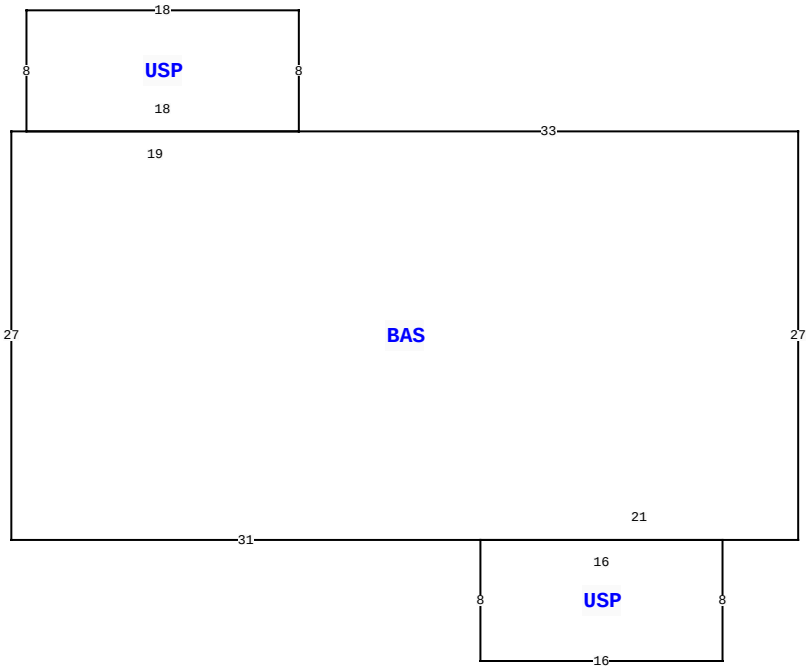
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	149,126
USP	128	35		45	4,779
USP	144	35		50	5,311
TOTALS	1,676			1,499	159,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,499	117.9000	116.72	174,963	2012	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2024 Heated Area: 1404 HX Base Yr 2024



157 SW TREY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,216
TOTAL MARKET OB/XF VALUE		19,840
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		204,056
SOH/AGL Deduction		96,231
ASSESSED VALUE		107,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,103
TOTAL JUST VALUE		204,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30183	M H	516	05/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1483	8/18/2025	WD	Q	I	01	258,900
GRANTOR: GUTIERREZ RAMON						
GRANTEE: PELLETIER CHRYSTAL						
1484/1680	2/10/2023	WD	Q	I	01	237,500
GRANTOR: NOWELL JAMES JR						
GRANTEE: GUTIERREZ RAMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 USP= N8 W18 S8 E18$ W19 S27 E31 USP= S8 E16 N8 W16$ E21 N27$.

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	100	16	24	384.00	UT	9.00	9.00	100	2012	2012	3	100	3,456	
2	0296	SHED METAL	0	100	8	12	96.00	UT	9.00	9.00	100	2012	2012	3	100	864	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	25	26	650.00	UT	8.00	8.00	100	2017	2017	3	100	5,200	
5	0166	CONC,PAVMT	0	100	12	55	660.00	UT	2.00	2.00	100	2012	2012	3	100	1,320	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 19,840

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/17/2025 BY TP Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS