LOT 46 DEER CREEK S/D PHASE 3.
WD 1040-603. WD 1066-570.

ANDERSON WAYNE HAROLD/ANDERSON MARIA GERTRUDE
130 SW TREY WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-546

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

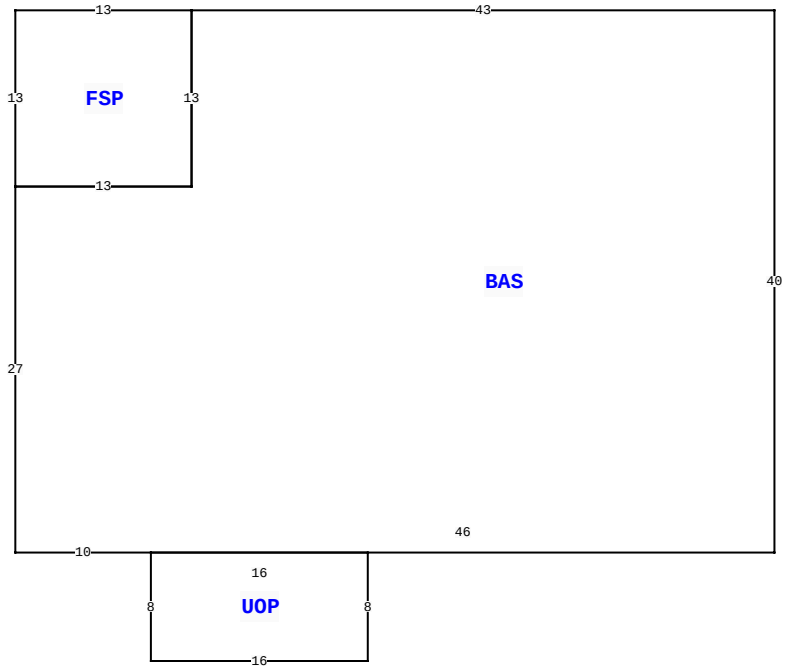
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	2,071	100		2,071	131,595
FSP	169	40		68	4,321
UOP	128	25		32	2,033
TOTALS	2,368			2,171	137,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,171	122.9000	115.53	250,816	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2071 HX Base Yr 2007



130 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		137,949
TOTAL MARKET OB/XF VALUE		20,456
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		186,405
SOH/AGL Deduction		69,306
ASSESSED VALUE		117,099
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		16,377
TOTAL JUST VALUE		186,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053926	Roof Replacement	20,000	08/27/2025
23970	M H	482	12/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1066/0570	11/22/2005	WD	U	V	09	49,900
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: ANDERSON						
1040/0603	3/07/2005	WD	Q	V		272,000
GRANTOR: MUSGROVE						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= W13 S13 E13 N13$ S13 W13 S27 E10 UOP= S8 E16 N8 W16$ E46 N40 $.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0210	GARAGE U	0	100	22	24	528.00	UT	18.00	18.00	100	2007	2007	3	100	9,504	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	14.00	14.00	75	2007	2007	3	75	1,512	
4	0166	CONC,PAVMT	0	100	18	60	1,080.00	UT	3.00	3.00	100	2007	2007	3	100	3,240	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
6	0294	SHED WOOD/	0	100	16	24	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 20,456

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	28,000.00	28,000.00	28,000							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/30/2025 BY SYS