LOT 3 SUZANNE S/D UNIT 2.
687-592, 816-387, 827-1224, WD 8

LVPV PROPERTY MANAGEMENT LLC
PO BOX 7531
WINTER HAVEN, FL 33883

2025

03-4S-17-07570-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

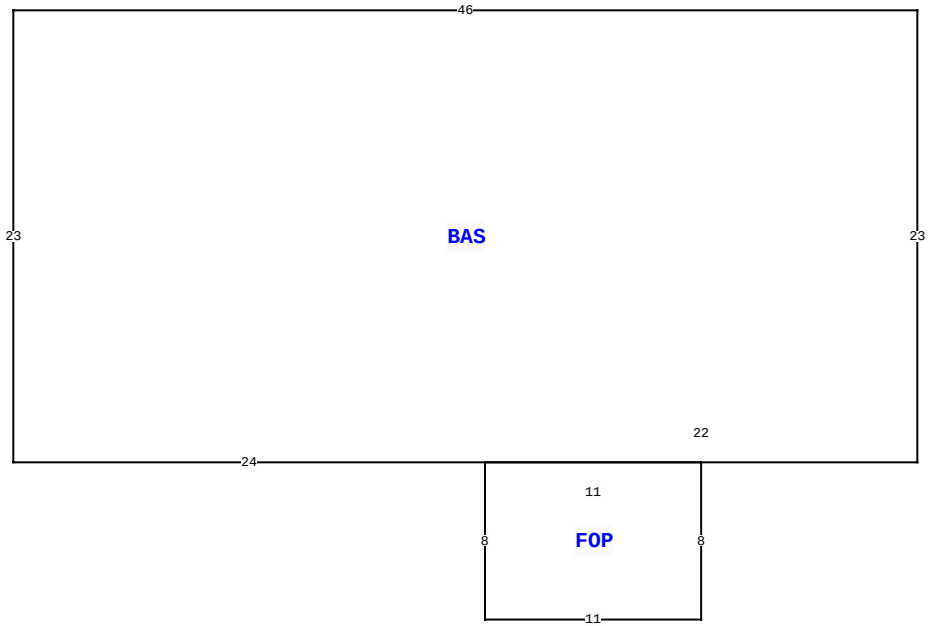
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	26,027
FOP	88	35		31	763
TOTALS	1,146			1,089	26,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,089	102.5050	61.50	66,974	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 2025 Heated Area: 1058 HX Base Yr



194 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,790
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	48,640
SOH/AGL Deduction	0
ASSESSED VALUE	48,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,640
TOTAL JUST VALUE	48,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,339

XFOB:1:1: HACI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052158	Roof Replacement	4,000	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/390	4/24/2024	WD	Q	I	01	58,000
GRANTOR: BRYAN JENNIFER						
GRANTEE: LVPV PROPERTY MANAG						
1253/2284	3/18/2013	QC	U	I	11	12,000
GRANTOR: LINDA WINDHAM						
GRANTEE: JENNIFER BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S23 E24 FOP= S8 E11 N8 W11$ E22 N23$.

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	0294	SHED WOOD/	0	0	9	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	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 3,350

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/10/2025 BY jerry Total Acres: 0.55 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/13/2025 BY SYS