LOT 9 SUZANNE S/D UNIT 2.
ORB 939-1126, (DC MARGIE B SHEAL

GEIGER ASHLEY
175 SE RACHEL WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

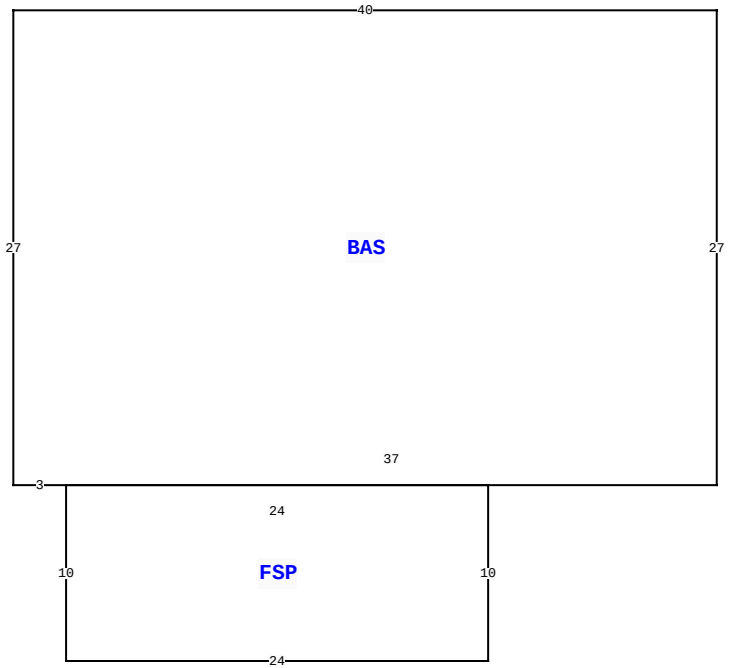
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,080	100		1,080	26,806
FSP	240	40		96	2,383
TOTALS	1,320			1,176	29,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,176	103.4100	62.05	72,971	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1080 HX Base Yr 2012



175 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		29,188
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		49,238
SOH/AGL Deduction		24,834
ASSESSED VALUE		24,404
TOTAL EXEMPTION VALUE	HX HB	24,404
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/0454	6/30/2010	WD	Q	I	01	26,300
GRANTOR: KAREN A COLLINS						
GRANTEE: ASHLEY GEIGER						
1162/1627	11/19/2008	WD	Q	I	01	48,500
GRANTOR: RON ADKINS						
GRANTEE: KAREN A COLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E3 FSP= S10 E24N10 W24$ E37 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	0070	CARPORT UF	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS