LOT 10 SUZANNE S/D UNIT 2.
ORB 645-267. (DC MARY R ROHRER 7

UNDERWOOD GLORIA W CALLOWAY
195 SE RACHEL WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-044

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

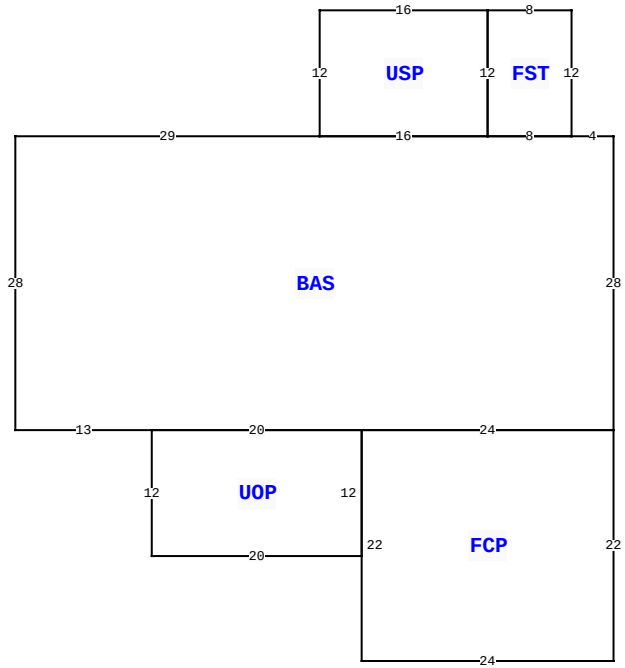
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	38,266
FCP	528	25		132	3,165
FST	96	55		53	1,271
UOP	240	25		60	1,438
USP	192	35		67	1,606
TOTALS	2,652			1,908	45,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,908	99.9000	59.94	114,366	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1596 HX Base Yr 2011



195 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		45,746
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		69,346
SOH/AGL Deduction		35,352
ASSESSED VALUE		33,994
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,994
TOTAL JUST VALUE		69,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,289

XFOB:1:1: COMM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049590	Remodel	4,959	04/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0319	10/29/2010	WD	Q	I	01	42,000
GRANTOR: MARGUERITE CORRAO						
GRANTEE: GLORIA W CALLOWAY U						
1141/0319	1/16/2008	QC	Q	I	01	100
GRANTOR: VICTOR HICKS II						
GRANTEE: MARGUERITE CORRAO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S28 E13 UOP= S12 E20 N12 W20$ E20 FCP= S22 E24N22 W24$ E24 N28 W4 FST= N12 W8 S12 E8$ W8 USP= N12 W16 S12 E16$ W16$.

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	2012	2012	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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 08/18/2025 BY SYS