LOT 7 SUZANNE S/D UNIT 3.
WD 1036-1246, LE 1108-2710, DC 1

HOMETOWN INVESTORS LLC
134 SW VELVET GLN
LAKE CITY, FL 32024

2025

03-4S-17-07570-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

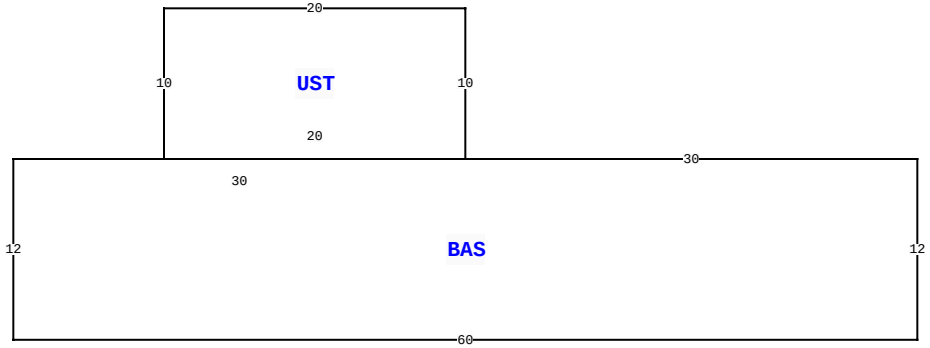
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 60
Roof Cover	12	MODULAR MT 40
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	720	100		720	4,464
UST	200	45		90	558
TOTALS	920			810	5,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	810	51.6600	31.00	25,110	1984	1984	0	0	20	60.00	20.00

1 MOBILE HME 0% - 2025 Heated Area: 720 HX Base Yr



168 SE FAYE LN, 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	5,022
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	26,522
SOH/AGL Deduction	0
ASSESSED VALUE	26,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,522
TOTAL JUST VALUE	26,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053085	Mobile Home		05/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/774	1/30/2025	WD	Q	I	01	40,000
GRANTOR: HARPER SPENCER						
GRANTEE: HOMETOWN INVESTORS						
1108/2710	5/29/2006	WD	Q	I	01	100
GRANTOR: SPENCER HARPER						
GRANTEE: CHRISTOPHER L HARPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= N10 W20 S10 E20$ W30 S12 E60 N12$.

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
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 3,000

LAND DESCRIPTION

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 06/06/2025 BY TP Total Acres: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/03/2025 BY SYS