

LOT 8 SUZANNE S/D UNIT 3.
641-257, 719-383, 945-2512, WD 1

TROUTNER MICHAEL/FITZPATRICK ASHLEY M
150 SE FAYE LN
LAKE CITY, FL 32025

2025

03-4S-17-07570-082

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	05	DRYWALL 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		03	03
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
BAS	728	100	
TOTALS		728	18,069

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	728	103.4100	62.05	45,172	1990	1990	0	0	60.00	40.00
1 MOBILE HME 100% - 2025 Heated Area: 728 HX Base Yr 2025											
14 52 14 52 BAS											
150 SE FAYE LN, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
3,350											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				18,069			
TOTAL MARKET OB/XF VALUE				3,350			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				39,919			
SOH/AGL Deduction				0			
ASSESSED VALUE				39,919			
TOTAL EXEMPTION VALUE		HX HB		25,000			
BASE TAXABLE VALUE				14,919			
TOTAL JUST VALUE				39,919			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				36,343			
XFOB:1:1: DEST MH							