LOT 11 SUZANNE S/D UNIT 3.
527-239, 801-786, 881-571, 955-2

ATRAC PROPERTIES, LLC
295 NW COMMONS LOOP, 115-177
LAKE CITY, FL 32055

2025

03-4S-17-07570-085

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

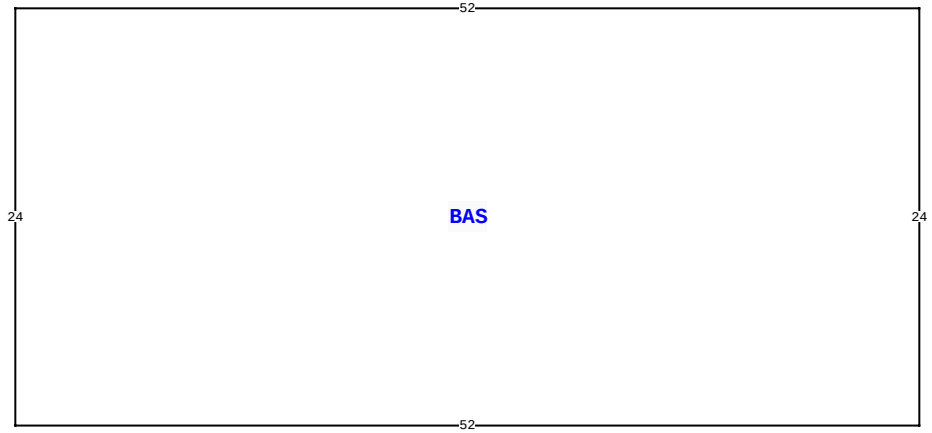
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	99,117
TOTALS	1,248			1,248	99,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	119.0000	111.86	139,601	1997	2011	0	0	0	29.00	71.00

1 MANUF 1 0% - 2022 Heated Area: 1248 HX Base Yr



107 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	99,117
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	122,117
SOH/AGL Deduction	6,358
ASSESSED VALUE	115,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,759
TOTAL JUST VALUE	122,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19682	M H	125	06/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1614	1/06/2021	WD	Q	I	01	85,000
GRANTOR: COURSON JERRY W						
GRANTEE: ATRAC PROPERTIES, L						
1208/0727	1/14/2011	WD	U	I	12	27,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: JERRY W & TARA O CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	1997		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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 03/06/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/02/2025 BY SYS