

COMM SE COR OF E1/2 OF NE1/4 OF
FT FOR POB, W 334.48 FT, N 784.1
SW DOCKERY LN, E 372.34 FT, S 75

PASSMAN JOHN W JR
488 SW DOCKERY LN
LAKE CITY, FL 32024

2026

03-5S-16-03463-000



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		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		01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	103,546
TOTALS	1,728			1,728	103,546

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	6.20

REVIEW DATE 10/09/2019 BY KR

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	115.9000	108.95	188,266	1997	1997	0	0	0	45.00	55.00
1 MANUF 1		100% - 2022			Heated Area: 1728				HX Base Yr 2022			
27 64 27 64 BAS												

TOTAL OB/XF												
12,460												

TOTAL OB/XF												
12,460												

Total Acres: 6.20 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		103,546
TOTAL MARKET OB/XF VALUE		12,460
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		171,806
SOH/AGL Deduction		26,195
ASSESSED VALUE		145,611
TOTAL EXEMPTION VALUE		105,722
BASE TAXABLE VALUE		39,889
TOTAL JUST VALUE		171,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32686	M H	576	02/11/2015
14845	M H	125	12/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/909	5/07/2021	WD	Q	I	01	159,900
GRANTOR: THOMAS CRAIG C						
GRANTEE: PASSMAN JOHN W JR						
1263/1753	10/21/2013	WD	Q	I	01	60,000
GRANTOR: WILLIAM C & AMY D SHI						
GRANTEE: CRIAG C THOMAS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W64 S27 E64 N27\$.									

PRINTED 11/19/2025 BY SYS