LOT 3 LILLIAN ACRES S/D.
573-475, 752-1415, 752-1620, 778

RIGGS ASHLEY/SUMMERLINE RONDA
490 SW SEVILLE PL
LAKE CITY, FL 32024

2026

03-5S-17-09101-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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

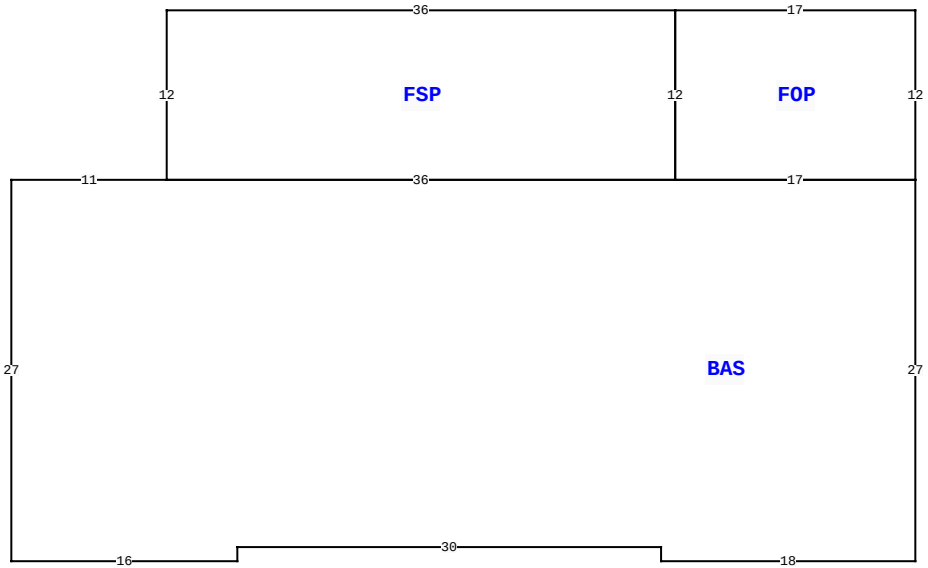
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3517.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100		1,698	44,379
FOP	204	35		71	1,856
FSP	432	40		173	4,522
TOTALS	2,334			1,942	50,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,942	108.9000	65.34	126,890	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1698 HX Base Yr 2012



211 SW COUNT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,756
TOTAL MARKET OB/XF VALUE		10,328
TOTAL LAND VALUE - MARKET		40,560
TOTAL MARKET VALUE		101,644
SOH/AGL Deduction		43,376
ASSESSED VALUE		58,268
TOTAL EXEMPTION VALUE	HX HB	33,268
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,644

XFOB:2:1: REGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53466	Mobile Home		06/26/2025
000053466	Mobile Home		06/26/2025
000053209	Right-of-Way Acce		05/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/2756	1/08/2025	WD	U	I	11	100
GRANTOR: RIGGS ASHLEY						
GRANTEE: RIGGS ASHLEY						
1519/914	7/18/2024	WD	U	I	11	100
GRANTOR: RIGGS ASHLEY						
GRANTEE: SUMMERLIN DUANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S27 E16 N1 E30 S1 E18 N27 FOP= N12 W17 S12 E17$W17
FSP= N12 W36 S12 E36$ W36$.

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	0294	SHED WOOD/	0	100	12	28	336.00	UT	4.25	4.25	100	0	0	3	100	1,428	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	60	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0296	SHED METAL	0	100	60	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,328

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		00	0.00	0.00	4.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,560							

REVIEW DATE 08/15/2025 BY randall Total Acres: 4.06 Total Land Value: 40,560 Market: 0 Agricultural: 0 Common: 40,560 PRINTED 11/20/2025 BY SYS