LOT 4 PINE TREE ESTATES S/D.
642-393, 779-1156, QC 1094-2264,

LAPAN KIM/LAPAN SUSAN J
192 SW REMINGTON CT
LAKE CITY, FL 32024

2026

03-6S-17-09578-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

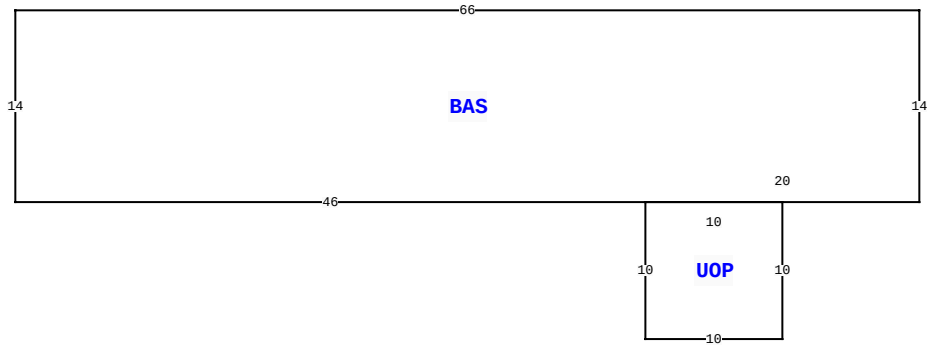
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,502
UOP	100	25		25	690
TOTALS	1,024			949	26,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	949	115.0000	69.00	65,481	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 924 HX Base Yr



192 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,192
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		38,080
TOTAL MARKET VALUE		74,472
SOH/AGL Deduction		33,884
ASSESSED VALUE		40,588
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,588
TOTAL JUST VALUE		74,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,472

SALE:2:1: PURSUANT TO C D. ALREADY IN THIS NAME.
LAND:1:1: IMPROVED
SALE:1:1: LOT 4 PINE TREE ESTATES
XFOB:1:1: CLAR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0779/1156	9/01/1993	WD	Q	I		32,000
GRANTOR: RICHARD VALDEZ						
GRANTEE: KIM LAPAN						
0642/0393	1/18/1988	WD	U	I		14,500
GRANTOR: HALE JOHN P &						
GRANTEE: VALDEZ RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E46 UOP= S10 E10 N10 W10$ E20 N14$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0102	C	SFR/MH	100		00	0.00	0.00	4.48	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,080							

REVIEW DATE 09/27/2017 BY BC Total Acres: 4.48 Total Land Value: 38,080 Market: 0 Agricultural: 0 Common: 38,080 PRINTED 11/07/2025 BY SYS