COMM NW COR OF NW1/4 OF NE1/4, S
S'LY R/W DOUBLE RUN RD, NE 58 DE
30.68 FT FOR POB, CONT NE 575.29

CIVIS CHARLES EDWARD
164 NE CORAL DR
LAKE CITY, FL 32055

2026

04-3S-17-04838-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

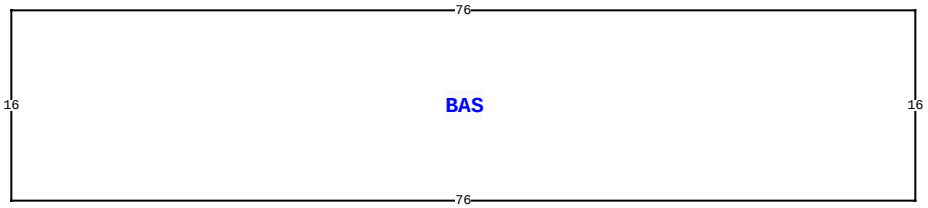
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	60,687
TOTALS	1,216			1,216	60,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	96.5295	90.74	110,340	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1216 HX Base Yr 2000



164 NE CORAL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,687
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		45,591
TOTAL MARKET VALUE		114,478
SOH/AGL Deduction		65,866
ASSESSED VALUE		48,612
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,612
TOTAL JUST VALUE		114,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/529	5/14/2025	QC	U	I	11	100
GRANTOR: CIVIS DIANE MARIE						
GRANTEE: CIVIS CHARLES EDWAR						
0891/0983	9/29/1999	WD	Q	V		10,300
GRANTOR: LOTT						
GRANTEE: CIVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
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 8,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	0.70	6,500.00	4,550.00	45,591							

REVIEW DATE 08/06/2015 BY DF Total Acres: 10.02 Total Land Value: 45,591 Market: 0 Agricultural: 0 Common: 45,591 PRINTED 11/19/2025 BY SYS