COMM SW COR OF NW1/4, E 577.95 F
FOR POB, W 290.37 FT, N 140.09 F
S 140.09 FT TO POB. EX RD R/W.

MCGOWAN SHANIEKA
280 SW LUCKY DR
LAKE CITY, FL 32024

**2026**

**04-4S-16-02772-014**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

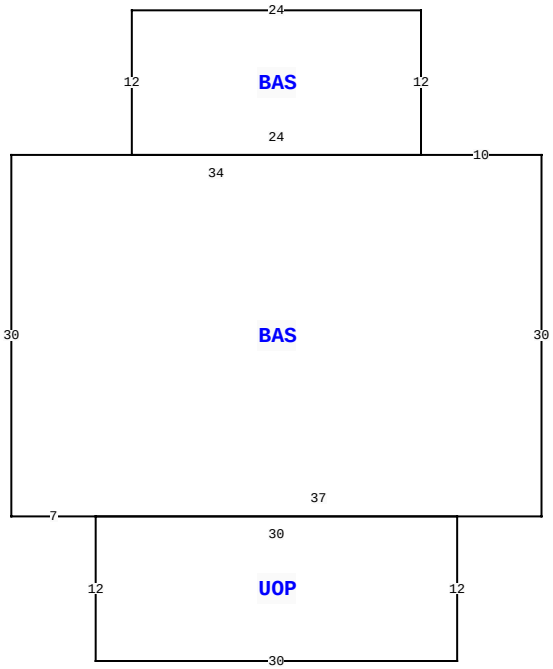
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 4416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 288 | 100 | | 288 | 18,810 |
| BAS | 1,320 | 100 | | 1,320 | 86,213 |
| UOP | 360 | 25 | | 90 | 5,878 |
| TOTALS | 1,968 | | | 1,698 | 110,901 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,698 | 113.9000 | 107.07 | 181,805 | 2009 | 2009 | 0 | 0 | 0 | 39.00 | 61.00 |

1 MANUF 1 100% - 2020 Heated Area: 1608 HX Base Yr 2020




280 SW LUCKY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 110,901 |
| TOTAL MARKET OB/XF VALUE | | 8,100 |
| TOTAL LAND VALUE - MARKET | | 12,090 |
| TOTAL MARKET VALUE | | 131,091 |
| SOH/AGL Deduction | | 36,764 |
| ASSESSED VALUE | | 94,327 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 43,605 |
| TOTAL JUST VALUE | | 131,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,363 |

XFOB:1:1: FLEETWOOD M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27202 | M H | 375 | 07/24/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1405/2544 | 2/18/2020 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (RICHA | | | | | | |
| GRANTEE: DAWN ACKERMAN & JAC | | | | | | |
| 1385/1769 | 5/29/2019 | WD | U | I | 37 | 95,000 |
| GRANTOR: ACKERMAN, BURKE, FORMAN | | | | | | |
| GRANTEE: SHANIEKA MCGOWAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 BAS= N12 W24 S12 E24$ W34 S30 E7 UOP= S12E30 N12 W30$ E37 N30$.

## 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 | 10 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 22 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1994 | 1994 | 3 | 100 | 400 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,100

| 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 | 0.93 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 12,090 | | | | | | | |

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.93 Total Land Value: 12,090 Market: 0 Agricultural: 0 Common: 12,090 PRINTED 11/07/2025 BY SYS