

BEG SW COR OF NW1/4, E 577.95 FT
A PT ON C/L OF LUCKY CR, W 577.9
FT TO POB. EX RD R/W. ALSO DESC

JEPSON ROBERT E
168 SW LUCKY DR
LAKE CITY, FL 32024

2026

04-4S-16-02772-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	2	100
Bathrooms	2	100
Stories	1.	1. 100
Architctual	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		06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100		2,032	57,010
UCP	347	20		69	1,936
UOP	72	25		18	505
UOP	90	25		22	617
USP	189	35		66	1,852

TOTALS	2,730			2,207	61,920
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0166	CONC, PAVMT	0	0	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	0102	C	SFR/MH	0		00	0.00	0.00	4.55

REVIEW DATE 08/27/2025 BY tommy

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,207	116.9000	70.14	154,799	1987	1987		0	0	0 60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 2032 HX Base Yr													
168 SW LUCKY DR, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

L N	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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

TOTAL OB/XF										8,400							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		00	0.00	0.00	4.55	AC		1.00	1.00	0.80	9,000.00	7,200.00	32,760

Total Acres: 4.55 Total Land Value: 32,760 Market: 0 Agricultural: 0 Common: 32,760

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	61,920
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	32,760
TOTAL MARKET VALUE	103,080
SOH/AGL Deduction	0
ASSESSED VALUE	103,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,080
TOTAL JUST VALUE	103,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,080

XF0B:2:1: TITA MH
SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053827	Electrical Servic		08/13/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1238/2553	7/26/2012	WD	U	I	11	100	

GRANTOR: ROBERT E JEPSON (UNRE)
GRANTEE: DIANE KAY AVERY
0522/0729 10/01/1983 WD Q V 12,500
GRANTOR:
GRANTEE:

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 S27 E16 N1 E20 S1 E40 N27 UOP= N9 UCP= N10 W23 S19 E13 N9 E10\$ W10 S9 E10 \$W23 UOP= N9 W8 S9 E8\$ W8 USP= N9 W21 S9 E21\$ W21\$.									

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