COMM NW COR OF SW1/4 OF NW1/4, S
SW COR OF SW1/4 OF NW1/4, E 724.
N 271.56 FT, E 171.67 FT, S 271.

RICHTER PASCALE
120 SW LUCKY DR
LAKE CITY, FL 32024

2026

04-4S-16-02772-024

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	13	LAM/VNLPLK 100
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
Quality	05	05

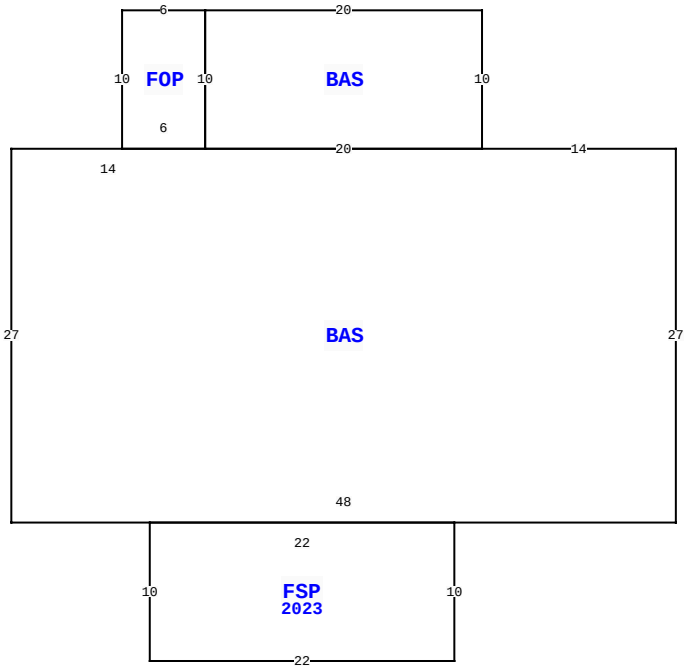
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 06
NEIGHBORHOOD/LOC: 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	12,959
BAS	1,296	100		1,296	83,975
FOP	60	35		21	1,361
FSP	220	40	2023	88	5,702
TOTALS	1,776			1,605	103,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,605	119.0000	117.81	189,085	1993	2005	0	0	0	45.00	55.00

3 MANUF 2 100% - 2024 Heated Area: 1496 HX Base Yr 2024



120 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,997
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		12,190
TOTAL MARKET VALUE		127,387
SOH/AGL Deduction		168
ASSESSED VALUE		127,219
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,497
TOTAL JUST VALUE		127,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34778	M H	689	12/22/2016
7951	M H	100	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1487/35	3/21/2023	WD	Q	I	01	165,000
GRANTOR: BROWN SUZANNE M						
GRANTEE: RICHTER PASCALE						
1408/1396	3/19/2020	WD	Q	I	01	74,900
GRANTOR: HEATHER N KIGHT						
GRANTEE: DAVID R & SUZANNE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W20 W14 S27 E48 N27 $
BAS=[ORIG=-14,0] N10 W20 S10 E20 $
FOP=[ORIG=-34,0] N10 W6 S10 E6 $
FSP=[YR=2023;ORIG=-38,27] S10 E22 N10 W22 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,190							

REVIEW DATE 10/11/2023 BY KS Total Acres: 1.06 Total Land Value: 12,190 Market: 0 Agricultural: 0 Common: 12,190 PRINTED 11/07/2025 BY SYS