COMM SW COR OF SW1/4 OF NW1/4, E
POB, N 271.56 FT, E 171.67 FT, S
171.67 FT TO POB. EX RD.

ADLEMAN PAYTON
5525 SW 104TH TER
GAINESVILLE, FL 32608

2026

04-4S-16-02772-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

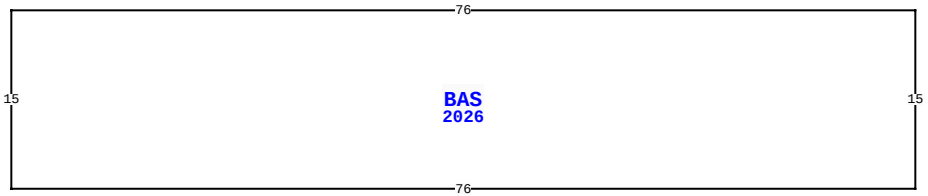
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,140	100	2026	1,140	124,981
TOTALS	1,140			1,140	124,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.0000	111.87	127,532	2025	2025	0	0	0	2.00	98.00

5 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr



142 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	124,981
TOTAL MARKET OB/XF VALUE	15,500
TOTAL LAND VALUE - MARKET	12,190
TOTAL MARKET VALUE	152,671
SOH/AGL Deduction	0
ASSESSED VALUE	152,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,671
TOTAL JUST VALUE	152,671
NCON VALUE	124,981
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053501	Mobile Home		07/02/2025
000053314	Right-of-Way Acce		06/04/2025
32677	M H	325	02/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2217	5/20/2025	WD	Q	I	01	42,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: ADLEMAN PAYTON						
1532/2229	2/06/2025	WD	Q	I	05	110,000
GRANTOR: DYER TONY						
GRANTEE: IRONWOOD HOMES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=11,12] E76 S15 W76 N15 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
2	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100			3	100	9,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,190							

REVIEW DATE 10/02/2025 BY TP Total Acres: 1.06 Total Land Value: 12,190 Market: 0 Agricultural: 0 Common: 12,190 PRINTED 11/07/2025 BY SYS