

COMM SW COR OF NW1/4, E 896.29 F
PINEVIEW CR, N 530.04 FT, W 146.
FT FOR POB, W 146.67 FT, N 258.4

ROSE CREEK RENTALS LLC
333 SW LITTLE RD
LAKE CITY, FL 32024

2026

04-4S-16-02772-030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
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	0202 MOBILE HOME/M 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	960	100		960	23,708
TOTALS	960			960	23,708

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	12	20	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0102	C	SFR/MH	0		00	0.00	0.00	0.86	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	960	102.9000	61.74	59,270	1974	1990	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/19/2022 MLU											

265 SW LUCKY DR, LAKE CITY											
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COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						60,036					
TOTAL MARKET OB/XF VALUE						15,050					
TOTAL LAND VALUE - MARKET						14,706					
TOTAL MARKET VALUE						89,792					
SOH/AGL Deduction						11,392					
ASSESSED VALUE						78,400					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						78,400					
TOTAL JUST VALUE						89,792					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						89,792					
XFOB:3:1: LAMPLIGHTER MH (POOR COND-WORTH APPROX \$											
XFOB:2:1: GUERDON MH (POOR COND-WORTH APPROX \$900)											

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