LOT 2 TIFFANY OAKS S/D.

915-1551, 932-298, 1007-2550, WD

LOUDEN ALLEN JR
133 SW PEACEFUL WAY
LAKE CITY, FL 32024

2025

04-4S-16-02772-202

COLUMBIA COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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

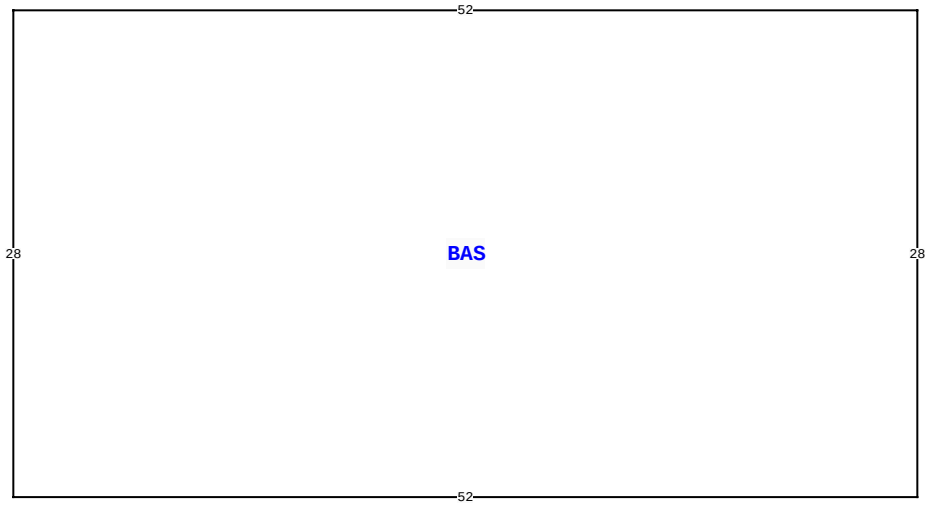
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	89,201
TOTALS	1,456			1,456	89,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	118.5000	111.39	162,184	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 – 0% - 0 Heated Area: 1456 HX Base Yr



133 SW PEACEFUL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,201
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	118,701
SOH/AGL Deduction	35,211
ASSESSED VALUE	83,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,490
TOTAL JUST VALUE	118,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,063

SALE:1:1: WELL & SEPTIC INCL ORB 915-1551

PRMT:1:1: ROWE

LAND:1:1: .75 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21387	M H	429	12/30/2003
16553	M H	125	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/2798	3/08/2019	WD	U	I	11	0
GRANTOR: KENNETH BOWEN						
GRANTEE: ALLEN LOUDEN JR						
1371/1514	10/22/2018	WD	Q	I	01	63,000
GRANTOR: KENNETH BOWEN						
GRANTEE: ALLEN LOUDEN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E52 N28$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/09/2023 BY JB Total Acres: 0.74 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/20/2025 BY SYS