LOT 4 TIFFANY OAKS S/D.
893-1683, 915-1557, 972-1758, AG

ROSBURY WILLIAM EDWARD LANE
181 SW PEACEFUL WAY
LAKE CITY, FL 32054

2026

04-4S-16-02772-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

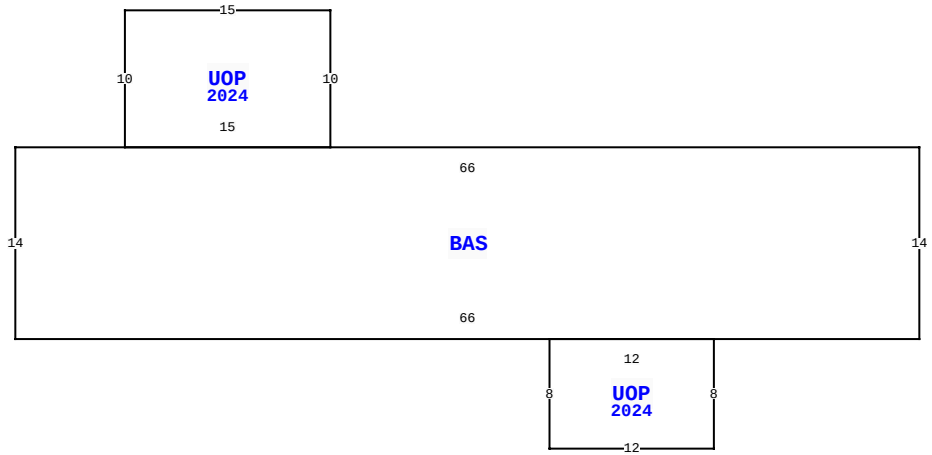
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	924	100		924	49,636
UOP	96	25	2024	24	1,289
UOP	150	25	2024	38	2,041
TOTALS	1,170			986	52,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	986	103.9000	97.67	96,303	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 100% - 2025 Heated Area: 924 HX Base Yr 2025



181 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		52,967
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		90,917
SOH/AGL Deduction		0
ASSESSED VALUE		90,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,195
TOTAL JUST VALUE		90,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,917

SALE:1:1: WELL SEPTIC & POWER POLE INCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18263	M H	125	05/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1607	9/16/2024	QC	U	I	11	100
GRANTOR: ROSBURY DAVID R						
GRANTEE: ROSBURY WILLIAM EDW						
1512/1795	4/17/2024	QC	U	I	11	100
GRANTOR: ROSBURY WILLIAM EDWAR						
GRANTEE: ROSBURY DAVID R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E66 N14 $
UOP=[YR=2024;ORIG=-58,-10] E15 S10 W15 N10 $
UOP=[YR=2024;ORIG=-27,14] E12 S8 W12 N8 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 10/09/2023 BY JB Total Acres: 0.71 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/04/2025 BY SYS