THE S 397.74 FT OF THE N 795.48
333.16 FT OF NE1/4 OF NE1/4, AKA
& 15, EX 50 FT OFF E SIDE FOR RD

DESKINS REBECCA L
460 SW VISTA TER
LAKE CITY, FL 32024

2025

05-4S-16-02773-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

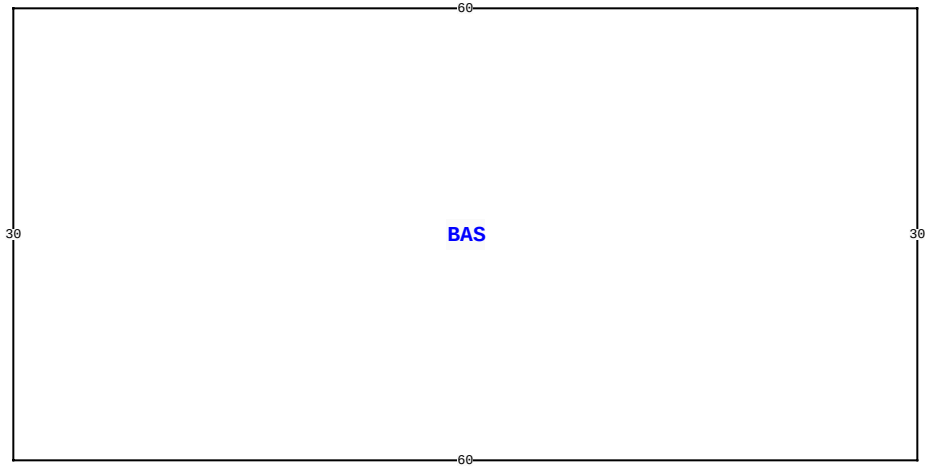
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	192,136
TOTALS	1,800			1,800	192,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,800	113.5000	112.36	202,248	2021	2021	0	0	0	5.00	95.00

2 MANUF 2 – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



460 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,136
TOTAL MARKET OB/XF VALUE		24,200
TOTAL LAND VALUE - MARKET		52,941
TOTAL MARKET VALUE		269,277
SOH/AGL Deduction		22,864
ASSESSED VALUE		246,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,691
TOTAL JUST VALUE		269,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042288	Mobile Home		07/09/2021
11341	M H	125	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/777	6/07/2021	QC	U	I	11	100
GRANTOR: BLEVINS BEVERLY J						
GRANTEE: DESKINS REBECCA L						
1435/2629	3/29/2021	QC	U	I	11	100
GRANTOR: BLEVINS BEVERLY J						
GRANTEE: DESKINS REBECCA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,13] E60 S30 W60 N30 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,700.00	2,700.00	100	2021	2020		100	2,700	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 24,200

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	0000	C	VAC RES	100		RSF/M1	133.00	283.00	0.86	AC		1.00	1.00	1.14	18,000.00	20,520.00	17,647							
2	0200	C	MBL HM	100		RSF/M1	133.00	283.00	0.86	AC		1.00	1.00	1.14	18,000.00	20,520.00	17,647							
3	0000	C	VAC RES	100		RSF/M1	133.00	283.00	0.86	AC		1.00	1.00	1.14	18,000.00	20,520.00	17,647							

REVIEW DATE 02/28/2023 BY RP Total Acres: 2.58 Total Land Value: 52,941 Market: 0 Agricultural: 0 Common: 52,941 PRINTED 06/26/2025 BY SYS