S1/2 OF SE1/4 OF SE1/4 OF NW1/4.

815-1134, 884-1177, 890-160, 893

RAKER GWEN R
273 SW COSMIC GLN
LAKE CITY, FL 32024

2026

06-5S-16-03480-008

BUILDING CHARACTERISTICS

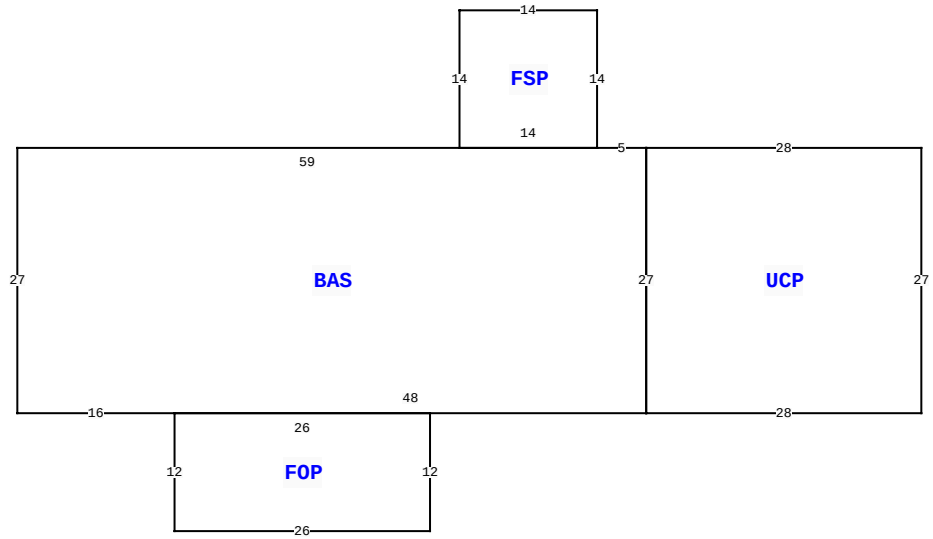
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	6516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,066
FOP	312	35		109	3,032
FSP	196	40		78	2,170
UCP	756	20		151	4,200
TOTALS	2,992			2,066	57,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,066	115.9000	69.54	143,670	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1728 HX Base Yr 2000



273 SW COSMIC GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,468
TOTAL MARKET OB/XF VALUE		20,020
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		127,488
SOH/AGL Deduction		55,550
ASSESSED VALUE		71,938
TOTAL EXEMPTION VALUE	HX HB	35,418
BASE TAXABLE VALUE		36,520
TOTAL JUST VALUE		127,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0890/0160	9/24/1999	WD	Q	I	01	59,900
GRANTOR: GREEN TREE						
GRANTEE: BAKER & BAKER (JTWR						
0884/1177	6/29/1999	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= N14 W14 S14 E14$ W59 S27 E16 FOP= S12 E26 N12 W26$ E48 UCP= E28 N27 W28 S27$ N27$.

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	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	24	40	960.00	UT	12.00	12.00	100	2006	2006	3	100	11,520	

LAND DESCRIPTION

TOTAL OB/XF 20,020

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 08/12/2019 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS