COMM NW COR OF SEC, RUN S 1328.3 FT, S 330.89 FT FOR POB, CONT S FT, N 240.57 FT, W 219.19 FT TO

CRIBBS JANUARY/CRIBBS DERRIEL S
174 SW LEEVILLE CT
LAKE CITY, FL 32024

2025

06-5S-17-09128-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

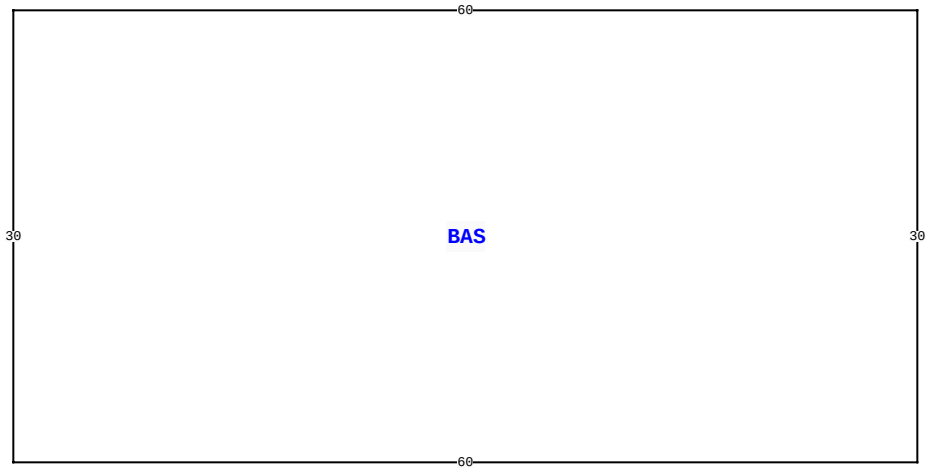
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	111,781
TOTALS	1,800			1,800	111,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2007	2007	0	0	0	42.00	58.00

3 MANUF 1 – 100% - 1996 Heated Area: 1800 HX Base Yr 1996



174 SW LEEVILLE CT, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		111,781
TOTAL MARKET OB/XF VALUE		11,616
TOTAL LAND VALUE - MARKET		18,300
TOTAL MARKET VALUE		141,697
SOH/AGL Deduction		58,068
ASSESSED VALUE		83,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,907
TOTAL JUST VALUE		141,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,057

BLDG:1:1: NOBI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25357	M H	275	01/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/2563	11/21/2006	WD	Q	I	06	100

GRANTOR: THERESA LEE DEKLE & J

GRANTEE: JANUARY & DERRIEL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 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	0166	CONC,PAVMT	0	100	12	30	360.00	UT	1.50	1.50	100	1995	1995	3	100	540	
2	0040	BARN,POLE	0	100	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0294	SHED WOOD/	0	100	32	24	768.00	UT	7.00	7.00	100	2007	2007	3	100	5,376	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0262	PRCH,FOP	0	100	24	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,616

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	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							
3	0000	C	VAC RES	100		A-1	0.00	0.00	0.22	AC		1.00	1.00	1.00	15,000.00	15,000.00	3,300							

REVIEW DATE 07/27/2017 BY DF Total Acres: 1.22 Total Land Value: 18,300 Market: 0 Agricultural: 0 Common: 18,300 PRINTED 05/22/2025 BY SYS