LOT 16 PARADISE ESTATES S/D.
WD 1351-916, WD 1480-43

PEREZ BOBBIE/PEREZ BLAZE
1294 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

07-2S-17-04677-116

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		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

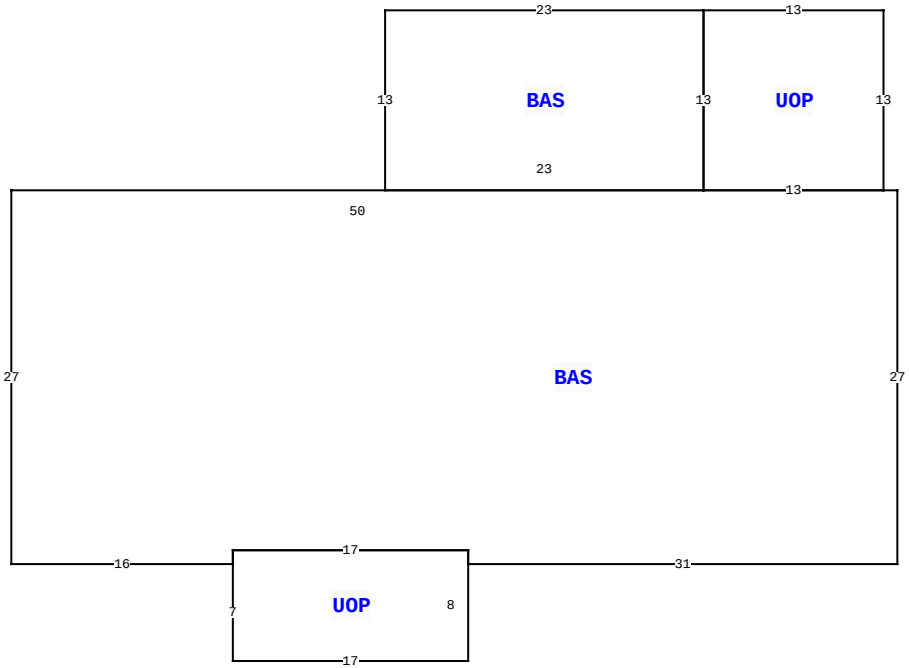
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 7217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100		299	15,980
BAS	1,711	100		1,711	91,442
UOP	136	25		34	1,817
UOP	169	25		42	2,245
TOTALS	2,315			2,086	111,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,086	118.5000	97.17	202,697	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 2010 HX Base Yr



1294 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,483
TOTAL MARKET OB/XF VALUE	17,100
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	168,583
SOH/AGL Deduction	0
ASSESSED VALUE	168,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,583
TOTAL JUST VALUE	168,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31115	M H	468	06/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/43	11/22/2022	WD	Q	I	01	170,000
GRANTOR: STRICKLAND BRENT M						
GRANTEE: PEREZ BOBBIE						
1351/0916	12/15/2017	WD	U	V	30	55,500
GRANTOR: AUDREY S BULLARD TRUS						
GRANTEE: BRENT M STRICKLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N13 W13 S13 E13$ W13 BAS= N13 W23 S13 E23$ W50 S27 E16 UOP= S7 E17 N8 W17 S1$ N1 E17 S1 E31 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0060	CARPORT F	0	0	24	25	600.00	UT	3.50	3.50	100	2018	2018	3	100	2,100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	24	25	600.00	UT	11.00	11.00	100	2018	2018	3	100	6,600	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	1987		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 17,100

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/31/2023 BY CP Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS