

LOTS 17 & 18 SOUTH COLUMBIA ACRE
ORB 644-740, 877-2299,

PRESTON JOHN D/PRESTON LINDA
786 SW BOYETTE TER
LAKE CITY, FL 32024

2026

07-5S-16-03487-020

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	7516.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	938	100
TOTALS	938	938

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	10	16	160.00	UT	5.00	5.00	100	1993
2	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	2.50	60	2006
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	938	89.9100	53.95	50,605	1985	1985		0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 938 HX Base Yr													
14 67 BAS 14 67													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/10/2024 MLU													
786 SW BOYETTE TER, LAKE CITY													

TOTAL OB/XF													
8,390													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				20,242			
TOTAL MARKET OB/XF VALUE				8,390			
TOTAL LAND VALUE - MARKET				24,000			
TOTAL MARKET VALUE				52,632			
SOH/AGL Deduction				18,533			
ASSESSED VALUE				34,099			
TOTAL EXEMPTION VALUE				HX HB DX		30,000	
BASE TAXABLE VALUE				4,099			
TOTAL JUST VALUE				52,632			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				52,632			
XF0B:1:1: PEAC M H							
BLDG:1:1: PEACH MH							