LOT 1 HOBBS HEIGHTS S/D.

526-526-27, 1283-1790,

TRAN JENNY
404 SW BARWICK TERR
LAKE CITY, FL 32024

2026

08-4S-16-02816-003

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

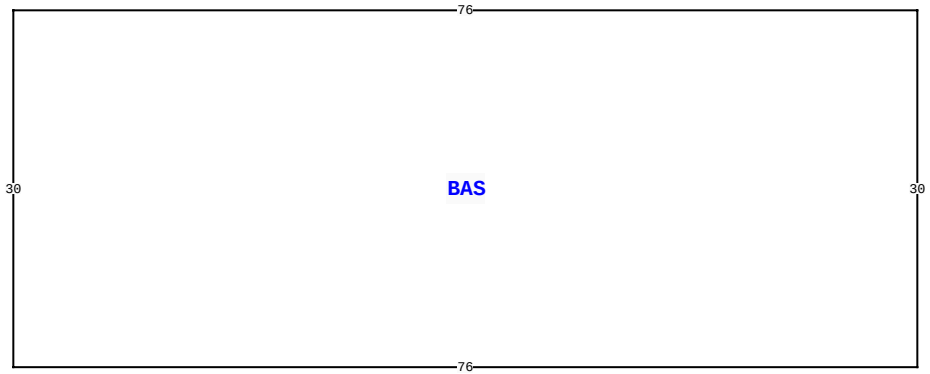
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	205,061
TOTALS	2,280			2,280	205,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2017	2017	0	0	0	16.00	84.00

3 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



404 SW BARWICK TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,061
TOTAL MARKET OB/XF VALUE		12,050
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,111
SOH/AGL Deduction		61,015
ASSESSED VALUE		206,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,374
TOTAL JUST VALUE		267,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,993

XFOB:5:1: CONC MH
LAND:5:1: MULTI-USE (HOMESITE)
BLDG:2:1: CONC MH
XFOB:1:1: CHAMPION M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34483	M H	406	09/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/1441	5/14/2020	WD	Q	I	01	169,900
GRANTOR: RONNIE & JAMIE CREWS						
GRANTEE: JENNY TRAN						
1325/2364	11/16/2016	WD	U	V	11	100
GRANTOR: JIMMY WILLIAMS						
GRANTEE: RONNIE & JAMIE CREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0296	SHED METAL	0	100	20	25	500.00	UT	8.00	8.00	100	2016	2016	3	100	4,000	
2	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2016	2016	3	100	1,050	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,050

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2024 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS