THE W 305.74 FT OF LOT 2 HOBBS H

526-526-27, 1283-1790, WD 1298-1

BACON MARK S
197 SW LOUIS GLN
LAKE CITY, FL 32024

2026

08-4S-16-02816-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

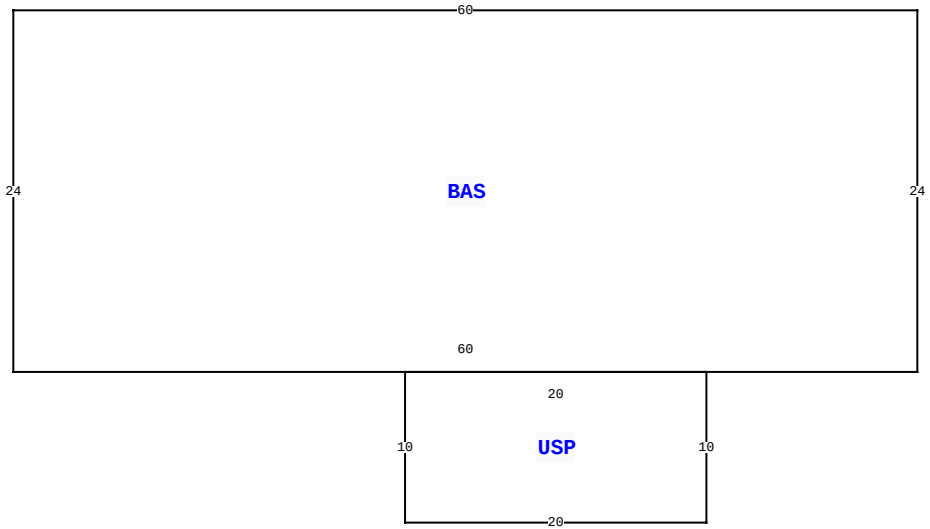
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,440	100		1,440	32,930
USP	200	35		70	1,601
TOTALS	1,640			1,510	34,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,510	103.9500	57.17	86,327	1977	1977	0	0	0	60.00	40.00

2 MH/NOTITLE 100% - 2022 Heated Area: 1440 HX Base Yr 2020



197 SW LOUIS GLN, 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		34,531
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		37,200
TOTAL MARKET VALUE		80,131
SOH/AGL Deduction		40,577
ASSESSED VALUE		39,554
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,554
TOTAL JUST VALUE		80,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35577	M H	469	07/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0220	1/26/2017	WD	Q	V	03	42,000
GRANTOR: MICHAEL W STONEPAINTE						
GRANTEE: MARK S BACON						
1298/1881	7/28/2015	WD	U	I	16	19,000
GRANTOR: MARK E GRASSI						
GRANTEE: MICHAEL W STONEPAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=29,13] E60 S24 W60 N24 $
USP=[ORIG=55,37] E20 S10 W20 N10 $
.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	100.00	100.00	100	2021	2021		100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2021		100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	100	2021	2021		100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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		00	0.00	0.00	2.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,200							

REVIEW DATE 03/04/2024 BY JB Total Acres: 2.48 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 11/20/2025 BY SYS