

N 293.33 FT OF S 1053.33 FT OF E
OF SW1/4 EX 30 FT OFF E SIDE FOR
AKA LOT 5 PIUTE S/D UNREC.

LUCAS BOBBY
254 SE PIUTE WAY
LAKE CITY, FL 32025

2026

09-4S-17-08301-010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05	05
DOR CODE		0200 MOBILE HOME	
MAP NUM			06
NEIGHBORHOOD/LOC		9417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,336	100	
UOP	348	25	
TOTALS		1,684	1,423
			39,924

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	50	2004
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.82	AC		1.00

REVIEW DATE 04/11/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,423	116.9000	70.14	99,809	1985	1985	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2000												
Heated Area: 1336 HX Base Yr 2000												
254 SE PIUTE WAY, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF												
8,400												

Total Acres: 1.82 Total Land Value: 20,930 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				39,924			
TOTAL MARKET OB/XF VALUE				8,400			
TOTAL LAND VALUE - MARKET				20,930			
TOTAL MARKET VALUE				69,254			
SOH/AGL Deduction				26,630			
ASSESSED VALUE				42,624			
TOTAL EXEMPTION VALUE				HX HB		25,000	
BASE TAXABLE VALUE				17,624			
TOTAL JUST VALUE				69,254			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				69,254			
XFOB:1:1: NOBILITY MH							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W22 S24 E56 N22 UOP= N12 W34 S10 E30 S2 E4\$ W4 N2 W30\$.												

OTHER ADJUSTMENTS AND NOTES												

Common: 20,930 PRINTED 11/21/2025 BY SYS