BEG NW COR OF SW1/4 OF SE1/4, RU
295.64 FT, W 447 FT, N 295.63 FT
POB. (AKA LOTS 11 & 44 OSCEOLA

TUCKER MARY R REVOCABLE LIVING TRUST
458 NE ERIK WAY
LAKE CITY, FL 32055

2026

10-3S-18-10269-044

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

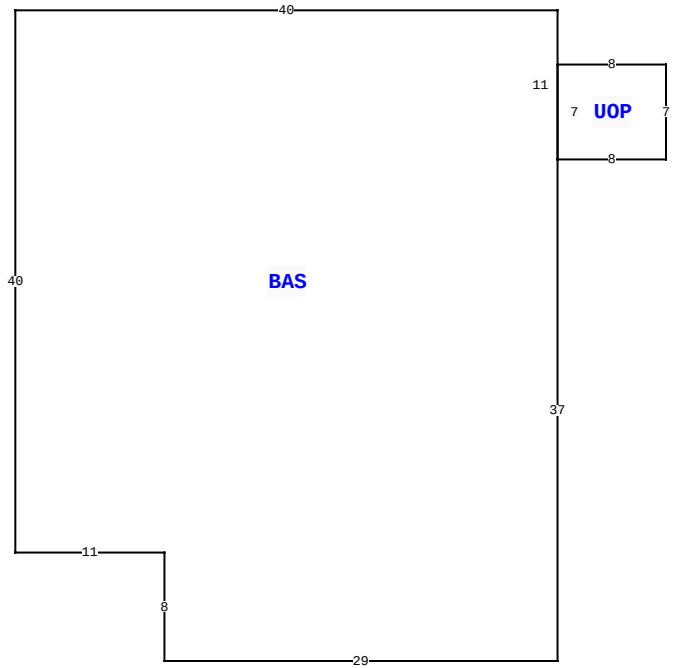
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100		1,832	51,398
UOP	56	25		14	393
TOTALS	1,888			1,846	51,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,846	116.9000	70.14	129,478	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1832 HX Base Yr



458 NE ERIK WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,791
TOTAL MARKET OB/XF VALUE		16,300
TOTAL LAND VALUE - MARKET		13,095
TOTAL MARKET VALUE		81,186
SOH/AGL Deduction		32,933
ASSESSED VALUE		48,253
TOTAL EXEMPTION VALUE	98 HX HB	48,253
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043142	Electrical Servic	0	11/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/844	5/05/2021	WD	U	I	11	100
GRANTOR: TUCKER MARY R						
GRANTEE: TUCKER MARY R REVOC						
0689/0591	6/23/1989	WD	U	I		48,000
GRANTOR: BOARDMAN DON						
GRANTEE: TUCKER ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S40 E11 S8 E29 N37 UOP= E8 N7 W8 S7$ N11$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

TOTAL OB/XF 16,300

LAND DESCRIPTION

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	0102	C	SFR/MH	100		00	0.00	0.00	2.91	AC		1.00	1.00	0.75	6,000.00	4,500.00	13,095							

REVIEW DATE 12/06/2021 BY JB Total Acres: 2.91 Total Land Value: 13,095 Market: 0 Agricultural: 0 Common: 13,095 PRINTED 11/20/2025 BY SYS