LOT 3 BLOCK C TROY PINES S/D.

839-617,

FLETCHER LEONARD R/FLETCHER TAMMY R
182 SW SUNSET WAY
LAKE CITY, FL 32024

2026

10-4S-16-02896-001

BUILDING CHARACTERISTICS

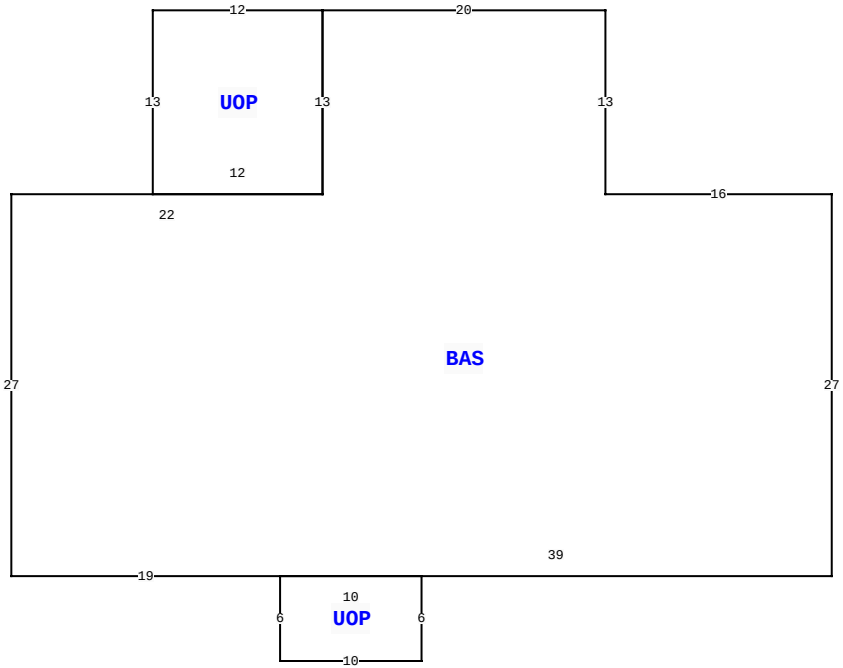
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	51,668
UOP	60	25		15	424
UOP	156	25		39	1,104
TOTALS	2,042			1,880	53,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,880	117.9000	70.74	132,991	1998	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1826 HX Base Yr 1998



182 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,196
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		80,296
SOH/AGL Deduction		29,238
ASSESSED VALUE		51,058
TOTAL EXEMPTION VALUE	HX HB	26,058
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		80,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,296

BLDG:1:1: HICK MH (RP'D-LEONARD R/TAMMY R FLETCHE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13122	M H	125	09/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0839/0817	5/08/1997	WD	Q	V		714

GRANTOR: MILDRED SMITH

GRANTEE: LEONARD & TAMMY FLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N13 W20 UOP= W12 S13 E12 N13$ S13 W22 S27 E19 UOP= S6 E10 N6 W10$ E39 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	157.00	243.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.88 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS