LOT 4 THE HIDEAWAY S/D.
ORB 769-1493, 797-376

KOON ANGELA
281 SE SECLUSION GLN
LAKE CITY, FL 32025

2026

10-4S-17-08305-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

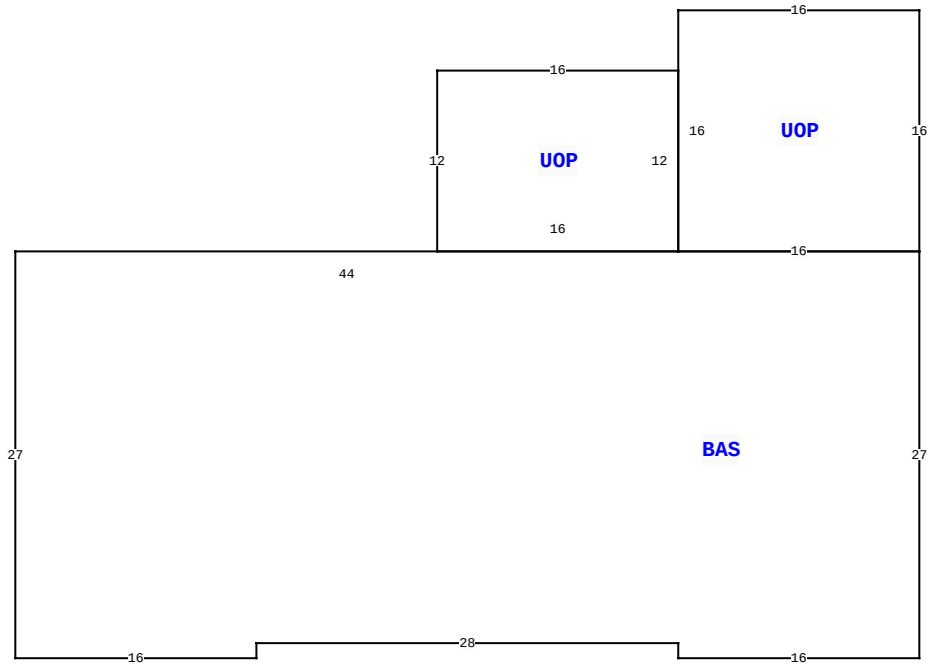
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	44,283
UOP	192	25		48	1,335
UOP	256	25		64	1,780
TOTALS	2,040			1,704	47,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,704	115.9000	69.54	118,496	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1592 HX Base Yr



281 SE SECLUSION GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		47,398
TOTAL MARKET OB/XF VALUE		12,520
TOTAL LAND VALUE - MARKET		43,290
TOTAL MARKET VALUE		103,208
SOH/AGL Deduction		36,440
ASSESSED VALUE		66,768
TOTAL EXEMPTION VALUE	HX HB	41,768
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,208

BLDG:1:2: {
BLDG:1:1: MERI MH
SALE:1:1: LOT 4, THE HIDEAWAY
XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0769/1493	12/15/1992	WD	Q	V		12,000

GRANTOR: LENVIL DICKS
GRANTEE: ANGELA K JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N12 W16 S12 E16$ W44 S27 E16 N1 E28 S1 E16 N27$
UOP= N16 W16 S16 E16$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0040	BARN,POLE	0	100	16	16	256.00	UT	2.50	2.50	100	2004	2004	3	100	640	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	16	29	464.00	UT	7.50	7.50	100	2004	2004	3	100	3,480	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 12,520

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	4.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	43,290							

REVIEW DATE 04/11/2017 BY DF Total Acres: 4.81 Total Land Value: 43,290 Market: 0 Agricultural: 0 Common: 43,290 PRINTED 11/18/2025 BY SYS