

BUCHANAN TRAVIS LAVERE/BUCHANAN MICHELLE NICOLE
430 SW PECAN GLN
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Stories1.1.100

Architectual Units01CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC10516.0801.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,7281001,72847,237

TOTALS1,7281,72847,237

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10294SHED WOOD/0100001.00UT0.000.00100200620063100400

20190FPLC PF0100001.00UT1,200.001,200.001002006200631001,200

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

40252LEAN-TO W/0100001.00UT0.000.00100201420143100100

LAND DESCRIPTIONTOTAL OB/XF8,700

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100RSF/MH0.000.004.02AC1.001.001.009,000.009,000.0036,180

REVIEW DATE09/04/2019BYBCTotal Acres: 4.02Total Land Value: 36,180Market: 0Agricultural: 0Common: 36,180PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM% COND

0800021,728113.900068.34118,0921997199700060.0040.00

2 MOBILE HME100% - 2011Heated Area: 1728HX Base Yr 2011

27642764BAS

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/07/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE47,237

TOTAL MARKET OB/XF VALUE8,700

TOTAL LAND VALUE - MARKET36,180

TOTAL MARKET VALUE92,117

SOH/IAGL Deduction29,554

ASSESSED VALUE62,563

TOTAL EXEMPTION VALUEHX HB37,563

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE92,117

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE92,117

XF0B:1:1: FLAN M H

BLDG:1:1: FLAN MH

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1536/27442/28/2025QCUII11100

GRANTOR:FIRST NATIONAL ACCEPT

GRANTEE:BLACKSTAR STABILITY

1320/19927/29/2016AGUII210

GRANTOR:B JACKSON, K PEACOCK

GRANTEE:FIRST NATIONAL ACCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27\$.