COMM NE COR SE1/4 OF SE1/4, S 66
825.09 FT FOR POB, CONT W 495.86
FT, E 495.72 FT, S 662.75 FT TO

LADAVIA-LLOYD CIARA MARIE/PADGETT CHARLENE YVETTE
609 SW PEACE DR
LAKE CITY, FL 32024

2026

11-5S-16-03583-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

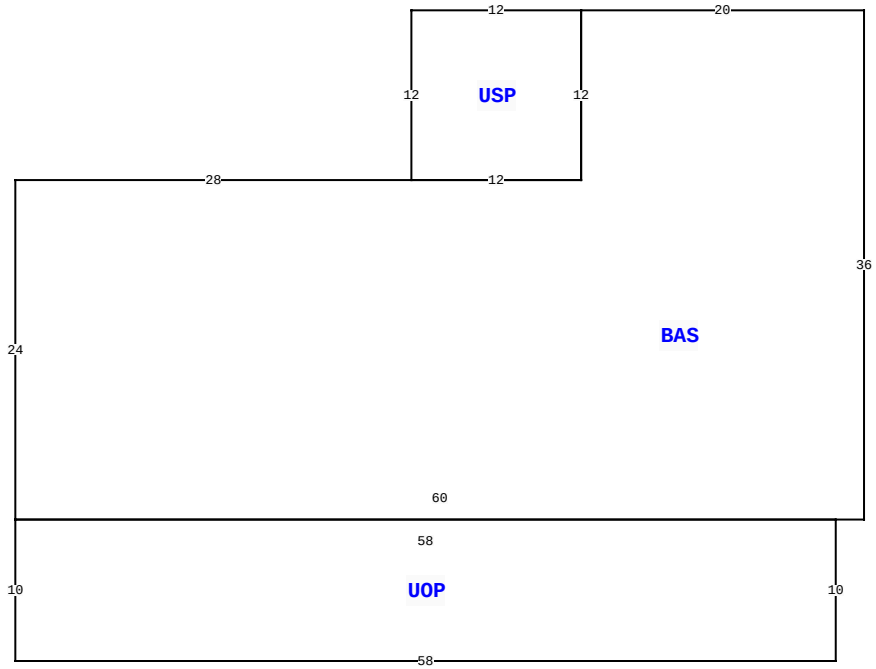
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	32,270
UOP	580	25		145	2,785
USP	144	35		50	960
TOTALS	2,404			1,875	36,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,875	80.0280	48.02	90,038	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1680 HX Base Yr



609 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,015
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	30,480
TOTAL MARKET VALUE	74,495
SOH/AGL Deduction	5,273
ASSESSED VALUE	69,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,222
TOTAL JUST VALUE	74,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1989	10/24/2025	WD	Q	I	01	224,000
GRANTOR: THOMPSON KASEY JANE						
GRANTEE: LADAVIA-LLOYD CIARA						
1497/2356	8/24/2023	WD	U	I	11	100
GRANTOR: MATHEWS SCOTT F						
GRANTEE: THOMPSON KASEY JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 UOP= S10 E58 N10 W58$ E60 N36 W20 USP= W12 S12 E12 N12$ S12 W12$.

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0		A-1	0.00	0.00	2.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,480							

REVIEW DATE 09/18/2019 BY BC Total Acres: 2.54 Total Land Value: 30,480 Market: 0 Agricultural: 0 Common: 30,480 PRINTED 11/10/2025 BY SYS