COMM NW COR OF SW1/4 OF SE1/4, R
E 300 FT FOR POB, N 364.87 FT, E
SE 450.74 FT, W 402.19 FT TO POB

LEE ROBERT EDWARD/LEE TINA MARIE
193 SE NECTARINE GLN
LAKE CITY, FL 32025

2025

12-4S-17-08332-038

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

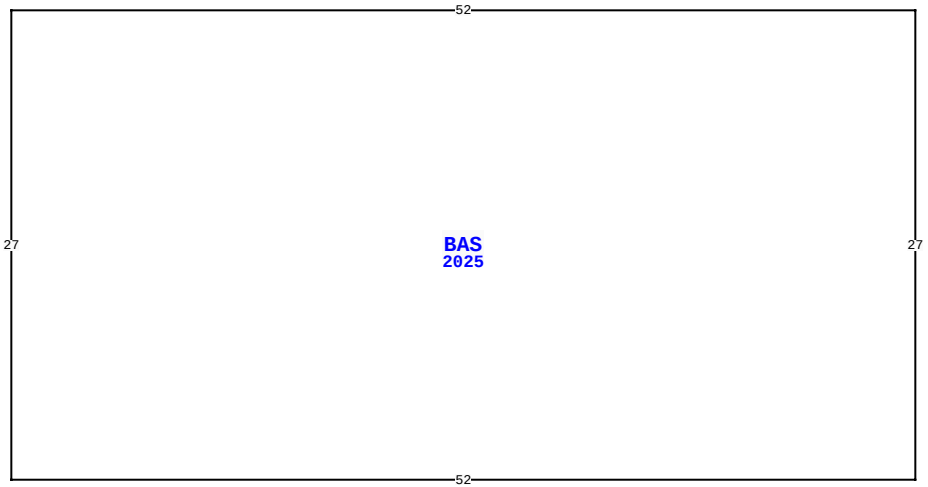
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	154,598
TOTALS	1,404			1,404	154,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	112.36	157,753	2023	2023	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 1404 HX Base Yr 2025



193 SE NECTARINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,598
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,640
TOTAL MARKET VALUE		179,238
SOH/AGL Deduction		0
ASSESSED VALUE		179,238
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		123,516
TOTAL JUST VALUE		179,238
NCON VALUE		154,598
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		19,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049058	Mobile Home		02/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2271	7/24/2024	WD	Q	V	01	35,000
GRANTOR: STARS & STRIPES MOBIL						
GRANTEE: LEE ROBERT EDWARD						
1505/1896	12/15/2023	WD	Q	V	01	27,600
GRANTOR: RUTLAND CHARLES E						
GRANTEE: STARS & STRIPES MOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=14,13] E52 S27 W52 N27 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.00	0.00	2.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	24,640							

REVIEW DATE 01/13/2025 BY TP Total Acres: 2.24 Total Land Value: 24,640 Market: 0 Agricultural: 0 Common: 24,640 PRINTED 08/12/2025 BY SYS