LOT 10 BLOCK A PERRY PLACE S/D

771-1124, WD 1110-198, WD 1110-1

WASHINGTON KUTANA
383 SE SHARON LN
LAKE CITY, FL 32025

**2026**

**15-4S-17-08355-110**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| Quality | 05 | 05 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

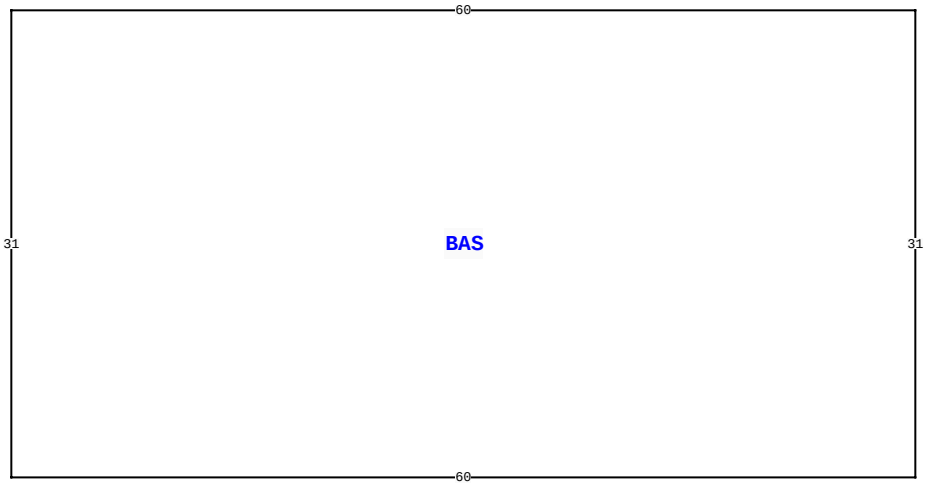
NEIGHBORHOOD/LOC 15417.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,860 | 100 | | 1,860 | 171,269 |
| TOTALS | 1,860 | | | 1,860 | 171,269 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,860 | 113.9000 | 107.07 | 199,150 | 2019 | 2018 | 0 | 0 | 0 | 14.00 | 86.00 |

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019




383 SE SHARON LN, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 171,269 |
| TOTAL MARKET OB/XF VALUE | | 3,000 |
| TOTAL LAND VALUE - MARKET | | 19,125 |
| TOTAL MARKET VALUE | | 193,394 |
| SOH/AGL Deduction | | 86,523 |
| ASSESSED VALUE | | 106,871 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 56,149 |
| TOTAL JUST VALUE | | 193,394 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 199,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37167 | M H | 0 | 08/31/2018 |
| 25773 | M H | 275 | 05/03/2007 |
| 16893 | M H | 125 | 04/24/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1297/1422 | 6/15/2015 | WD | Q | V | 01 | 14,000 |
| GRANTOR: RICHARD REPPETO | | | | | | |
| GRANTEE: KUTANA WASHINGTON | | | | | | |
| 1190/2061 | 12/21/2009 | CT | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT (TRACY | | | | | | |
| GRANTEE: RICHARD REPPETO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

## 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 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

TOTAL OB/XF 3,000

## LAND DESCRIPTION

| 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 | | RMH-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 22,500.00 | 19,125.00 | 19,125 | | | | | | | |

REVIEW DATE 11/15/2018 BY DF Total Acres: 1.00 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 10/02/2025 BY SYS