LOT 2 EAGLES RIDGE S/D PHASE 2.
AFD 1030-1122, WD 1098-1822, WD

CHRIST JOHN J/CHRIST-JAMES SHIRLENE M
151 SE VALERIE CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-502

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

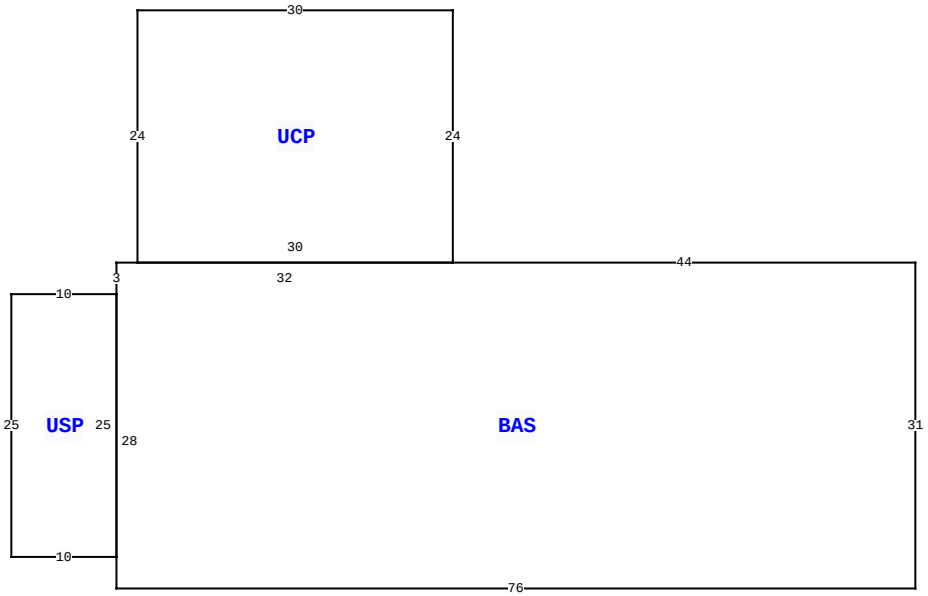
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
UCP	720	20		144	8,629
USP	250	35		88	5,273
TOTALS	3,326			2,588	155,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,588	115.9000	108.95	281,963	2007	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2007 Heated Area: 2356 HX Base Yr 2007



151 SE VALERIE CT, 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		155,080
TOTAL MARKET OB/XF VALUE		18,240
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,820
SOH/AGL Deduction		76,135
ASSESSED VALUE		119,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,963
TOTAL JUST VALUE		195,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25305	M H	275	12/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/1529	1/29/2007	WD	Q	I	01	100
GRANTOR: WINTER T RANDALL(GREE						
GRANTEE: JOHN J CHRIST & SHI						
1098/1822	10/03/2006	WD	Q	I	04	100
GRANTOR: SUBRANDY LIMITED						
GRANTEE: WINTER T RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UCP= N24 W30 S24 E30$ W32 S3 USP= W10 S25 E10 N25$ S28 E76 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0210	GARAGE U	0	100	28	30	840.00	UT	16.00	16.00	100	2017	2017	3	100	13,440	

LAND DESCRIPTION

TOTAL OB/XF 18,240

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.12 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/09/2025 BY SYS