LOT 19 EAGLES RIDGE S/D PHASE 2.
WD 1030-1741, WD 1031-2985,

MIMS EMMETT A/MIMS SHELLEY
172 SE VALERIE CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-519

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

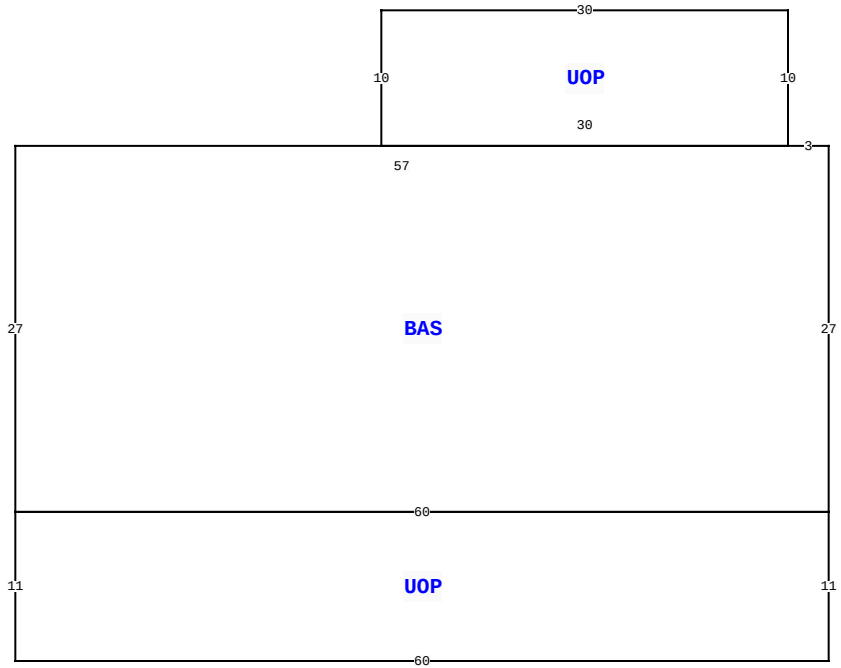
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	97,074
UOP	300	25		75	4,494
UOP	660	25		165	9,887
TOTALS	2,580			1,860	111,456

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	115.9000	108.95	202,647	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1620 HX Base Yr 2005



172 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		111,456
TOTAL MARKET OB/XF VALUE		10,150
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		144,106
SOH/AGL Deduction		82,566
ASSESSED VALUE		61,540
TOTAL EXEMPTION VALUE	HX HB	34,740
BASE TAXABLE VALUE		26,800
TOTAL JUST VALUE		144,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1031/2985	11/30/2004	WD	Q	I		68,500
GRANTOR: ROBERT W & ROBERTA O						
GRANTEE: EMMETT A & SHELLEY						
1030/1741	11/15/2004	WD	Q	V		19,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ROBERT W & ROBERTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N10 W30 S10 E30$ W57 S27 UOP= S11 E60 N11 W60$ E60 N27$.

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	2013	2013	3	100	1,200	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,150

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: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/02/2025 BY SYS