LOT 7 SUNNY ACRES S/D UNIT 2.

755-1090

KUZYK BUDDY L
455 SW THRASHER LANE
LAKE CITY, FL 32024

2026

15-5S-16-03622-107

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	02	WINDOW 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

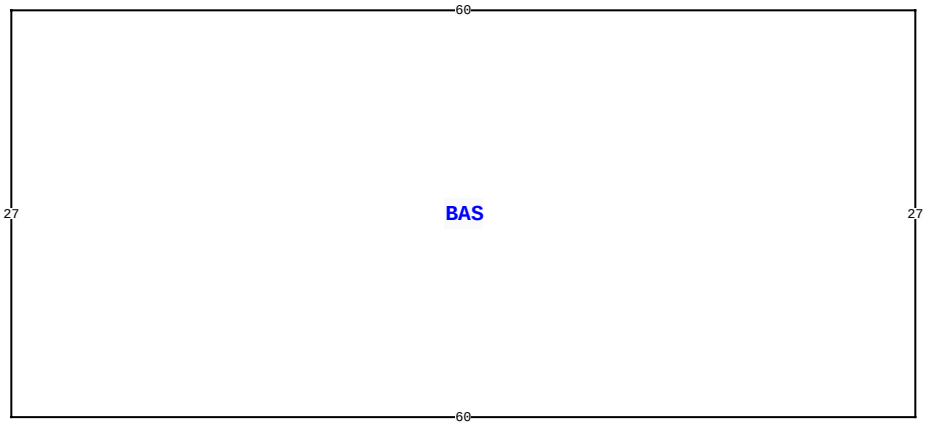
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	41,952
TOTALS	1,620			1,620	41,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	107.9000	64.74	104,879	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1620 HX Base Yr 1998



455 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,952
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		90,152
SOH/AGL Deduction		28,568
ASSESSED VALUE		61,584
TOTAL EXEMPTION VALUE	HX HB DX	41,584
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		90,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043856	Roof Replacement	10,999	03/07/2022
12442	M H	125	04/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0755/1090	1/17/1992	WD	Q	V		13,000

GRANTOR: BULLARD-DEAS

GRANTEE: BUDDY KUZYK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

EXTRA FEATURES

L N	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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/02/2022 BY JS Total Acres: 4.18 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/10/2025 BY SYS