LOT 17 HI-DRI ACRES UNIT 1.
598-809, DC 849-1260, LE 1090-88

LAMBERT CHARLES L JR
229 SW THRASHER LN
LAKE CITY, FL 32024

2026

15-5S-16-03623-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

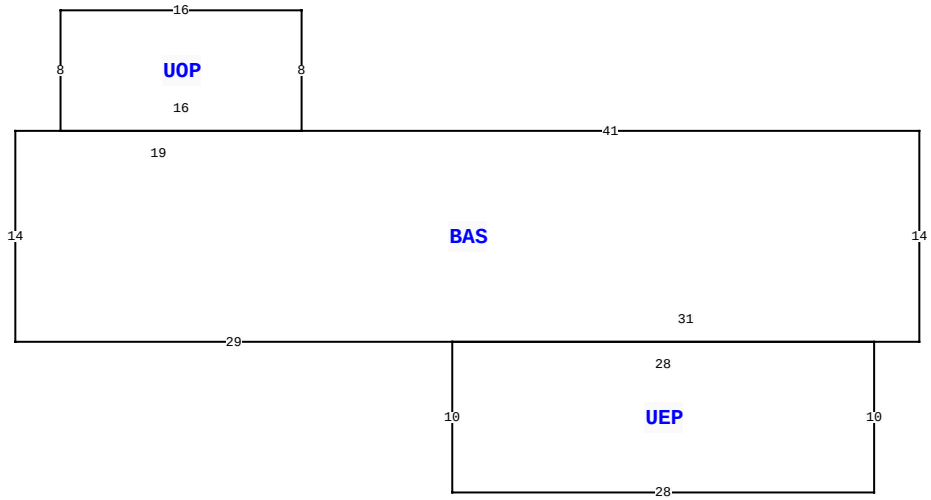
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	21,551
UEP	280	70		196	5,028
UOP	128	25		32	821
TOTALS	1,248			1,068	27,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,068	106.9000	64.14	68,502	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 840 HX Base Yr 2019



229 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,401
TOTAL MARKET OB/XF VALUE		10,820
TOTAL LAND VALUE - MARKET		28,050
TOTAL MARKET VALUE		66,271
SOH/AGL Deduction		29,077
ASSESSED VALUE		37,194
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,194
TOTAL JUST VALUE		66,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,271

XFOB:1:1: SEVILLE/FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N8 W16 S8 E16$W19 S14 E29 UEP= S10 E28 N10 W28$ E31 N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	50	1993	1993	3	50	720	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,820

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	1.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,050							

REVIEW DATE 09/26/2019 BY BC Total Acres: 1.87 Total Land Value: 28,050 Market: 0 Agricultural: 0 Common: 28,050 PRINTED 11/19/2025 BY SYS