LOT 24 FIVE POINTS ACRES S/D UNI
429-703, 657-23, 689-218, 821-22

PETERSON LLOYD E JR/PETERSON SANDRA H
203 SE PEPPLE CREEK TER
LAKE CITY, FL 32025

2026

17-3S-17-04967-084

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

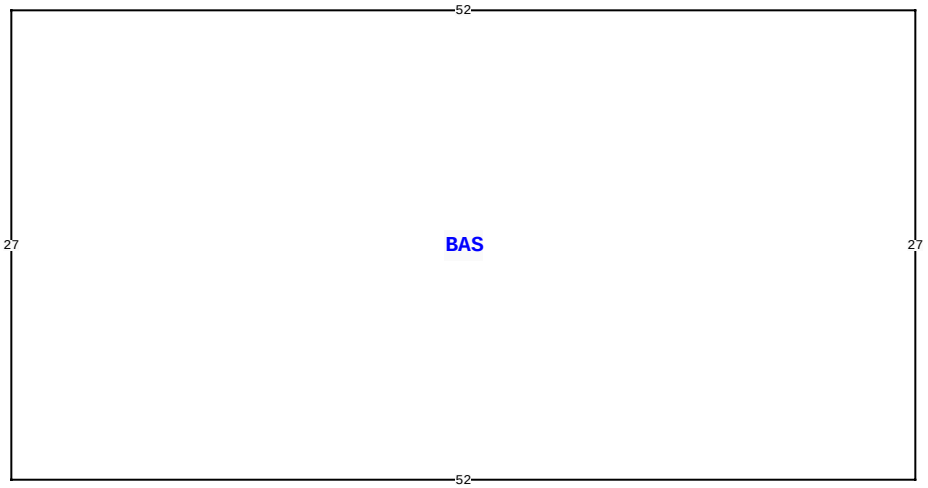
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,728
TOTALS	1,404			1,404	39,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.9000	70.74	99,319	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1404 HX Base Yr



350 NE CLARA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,728
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	67,228
SOH/AGL Deduction	0
ASSESSED VALUE	67,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,228
TOTAL JUST VALUE	67,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40132	GENERATOR	0	07/10/2020
14160	M H	125	06/18/1998
12274	M H	125	03/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/2181	1/31/2023	WD	U	I	37	14,200
GRANTOR: MEARS KAREN A						
GRANTEE: PETERSON LLOYD E JR						
0993/0811	8/27/2003	WD	Q	I		53,500
GRANTOR: GLENN E MUSSELWHITE						
GRANTEE: KAREN A MEARS & RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
5	0080	DECKING	0	0	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 02/28/2023 BY ME Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/20/2025 BY SYS