

LOT 11 DOUBLE RUN ACRES S/D.
384-295, 407-432, 656-329, 789-7

PETTY ROBERT/MOATES-PETTY LINDSEY
450 NW REBECCA TER
LAKE CITY, FL 32055

2026

17-3S-17-04971-011

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2023	1,976	224,064
TOTALS	1,976			1,976	224,064

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,976	113.5000	116.90	230,994	2023	2023	0	0	0	3.00	97.00

1 MANUF 3100% - 2025

Heated Area: 1976

HX Base Yr 2025

26

76

26

76

BAS
2023

BLD DATE		LGL DATE	04/21/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

TOTAL OB/XF													10,100	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	A-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				224,064	
TOTAL MARKET OB/XF VALUE				10,100	
TOTAL LAND VALUE - MARKET				13,875	
TOTAL MARKET VALUE				248,039	
SOH/AGL Deduction				0	
ASSESSED VALUE				248,039	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				197,317	
TOTAL JUST VALUE				248,039	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				250,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045357	Mobile Home		09/01/2022
16877	M H	125	04/20/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1409/2769	4/15/2020	QC	U	V	11
GRANTOR: BRUCE A GLOVER					
GRANTEE: ROBERT PETTY & LIND					
1257/2398	7/12/2013	WD	U	I	11
GRANTOR: BRUCE A GLOVER (AKA B					
GRANTEE: BRUCE A GLOVER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=15,19] E76 S26 W76 N26 \$									