THE N 190.12 FT OF LOT 21 DOUBLE

455-487, 657-425, 823-2287, 939-

HINES BONNIE F
152 NE SHELLY GLN
LAKE CITY, FL 32055

2026

17-3S-17-04971-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

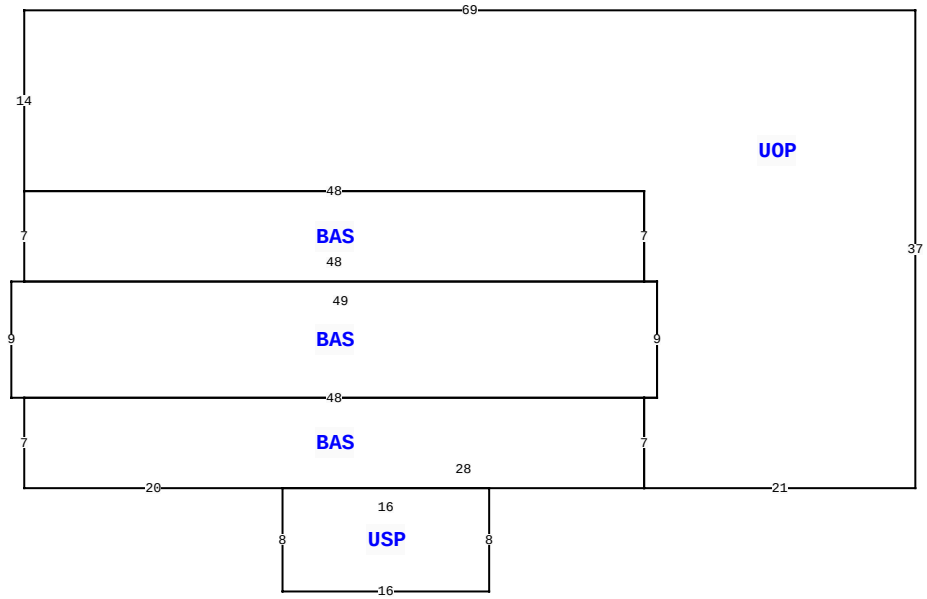
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	336	100		336	5,808
BAS	336	100		336	5,808
BAS	450	100		450	7,778
UOP	1,440	25		360	6,222
USP	128	35		45	778
TOTALS	2,690			1,527	26,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,527	72.0090	43.21	65,982	1965	1965	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1122 HX Base Yr



321 NE REBECCA TER, 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	26,393
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	50,043
SOH/AGL Deduction	0
ASSESSED VALUE	50,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,043
TOTAL JUST VALUE	50,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051054	Electrical Servic	0	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/1255	8/07/2023	AG	U	I	21	27,500
GRANTOR: DEAN STEPHANIE ANNE S						
GRANTEE: HINES BONNIE F						
1479/1333	10/13/2022	PR	U	I	19	0
GRANTOR: DEAN STEPHANIE ANNE S						
GRANTEE: DEAN STEPHANIE ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 S9 E1 BAS= S7 E20 USP= S8 E16 N8 W16$ E28 N7 W48$ E48 UOP= S7 E21 N37 W69 S14 E48 S7 E1 S9 W1$ E1 N9 W49$ BAS= E48 N7 W48 S7$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.80 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/19/2025 BY SYS