LOTS 41 & 42 DOUBLE RUN ACRES S/
591-721, 592-292, QC 993-1233, C

WHITE DEVYN L
184 NE NIKITA PL
LAKE CITY, FL 32055

2026

17-3S-17-04971-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

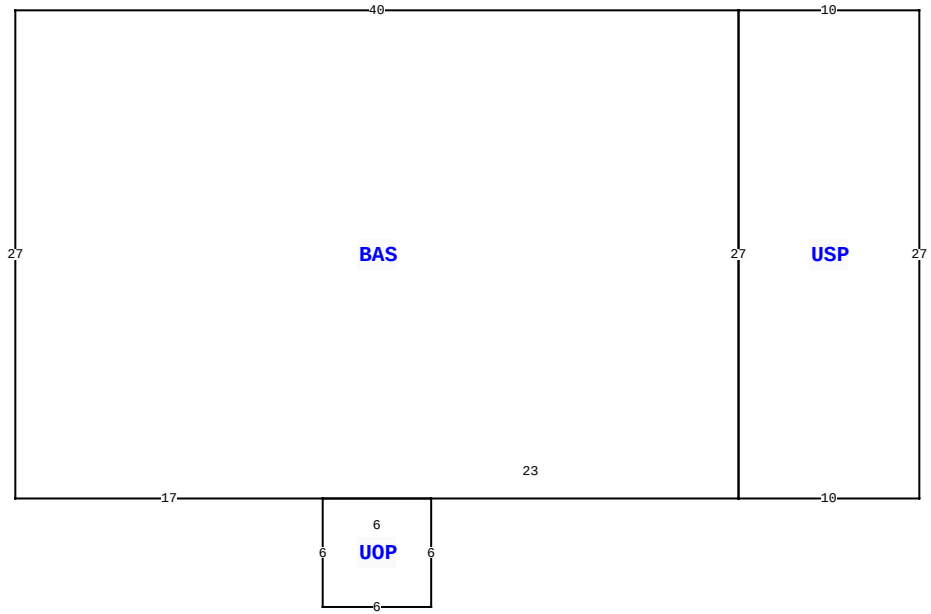
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	29,523
UOP	36	25		9	246
USP	270	35		94	2,570
TOTALS	1,386			1,183	32,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,183	113.9000	68.34	80,846	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2021 Heated Area: 1080 HX Base Yr 2021



184 NE NIKITA PL, 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		32,338
TOTAL MARKET OB/XF VALUE		9,372
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		75,010
SOH/AGL Deduction		22,613
ASSESSED VALUE		52,397
TOTAL EXEMPTION VALUE	HX HB	27,397
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19146	M H	125	01/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/0720	11/09/2015	WD	U	I	12	26,500
GRANTOR: MOTGAGE EQUITY CONVER						
GRANTEE: DEVYN L WHITE						
1292/0935	2/11/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E17 UOP= S6 E6 N6 W6$ E23 USP= E10 N27 W10 S27$ 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	0070	CARPORT UF	0	100	18	18	324.00	UT	3.00	3.00	100	2002	2002	3	100	972	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,372

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							

REVIEW DATE 08/18/2015 BY DF Total Acres: 2.04 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 10/02/2025 BY SYS