

LOT 44 DOUBLE RUN ACRES S/D.
426-133, 888-2225, 888-2226, 962

CARR JEFFERY D/CARR KATHERINE L
234 NE NIKITA PL
LAKE CITY, FL 32055

2026

17-3S-17-04971-044

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	01	NONE 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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	115.5000	114.34	178,370	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022

Heated Area: 1560

HX Base Yr 2022

BAS

BIDD DATE

LCI DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		165,884	
TOTAL MARKET OB/XF VALUE		12,616	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		197,000	
SOH/AGL Deduction		43,626	
ASSESSED VALUE		153,374	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		102,652	
TOTAL JUST VALUE		197,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,568	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	165,884

234 NE NIKITA PL, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049927	Right-of-Way Acce		05/23/2024
000049929	Storage Building	7,000	05/23/2024
41138	MH		01/11/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1422/1171	10/19/2020	WD	Q	V	01	12,000	
GRANTOR: LAJUAN ADKINS FKA LAJ							
GRANTEE: JEFFERY D & KATHERI							
0962/0634	9/11/2002	WD	Q	V	06	100	
GRANTOR: BRADY							
GRANTEE: JAMES E & LAJUAN BR							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	6.50	100	2025

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=17,20] E52 S30 W52 N30 \$											

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

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	18,500.00	18,500.00	18,500								