

BEG SE COR OF NW1/4 OF SW1/4,
RUN W 200 FT, N 100 FT, E 200
FT, S 100 FT TO POB.

FAUCHER LUKE/FAUCHER ROBIE R
187 SW HAVANNA WAY
LAKE CITY, FL 32024

2026

17-3S-17-05023-000



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		07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,533
TOTALS	960			960	56,533

EXTRA FEATURES					
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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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0200	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	960	113.9000	107.07	102,787	1997	1997	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr												
24 40 24 40 BAS												
2608 N US HIGHWAY 441 , LAKE CITY												

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

TOTAL OB/XF												
7,850												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										56,533		
TOTAL MARKET OB/XF VALUE										7,850		
TOTAL LAND VALUE - MARKET										9,500		
TOTAL MARKET VALUE										73,883		
SOH/AGL Deduction										12,195		
ASSESSED VALUE										61,688		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										61,688		
TOTAL JUST VALUE										73,883		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										73,883		
SALE:1:1: INCLUDED PRCL #05042-000 TOTAL VALUE \$34												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
0931/2955		7/27/2001		WD	Q		I		05	22,500		
GRANTOR: J PALUMBO												
GRANTEE: ROBIE & YUULA FAUCH												
0892/0289		10/01/1999		TD	Q		I		03	6,500		
GRANTOR: A COHEN AS BANKRUPTCY												
GRANTEE: J PALUMBO (BUYING 0												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W40 S24 E40 N24\$.												