

W1/2 OF LOT 5 HILLTOP S/D.
541-471, 673-662, TD 1427-2468,

CAMPBELL ROBERT/CAMPBELL DEBRA
523 SW TITANIUM CT
LAKE CITY, FL 32024

2026

17-4S-16-03050-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		01

NEIGHBORHOOD/LOC	17416.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062

TOTALS	1,620			1,620	45,062
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0020	BARN,FR	0	0	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.30

REVIEW DATE	02/08/2022	BY	JB
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,620	115.9000	69.54	112,655	1987	1987		0	0	60.00	40.00	
1 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr													
27 BAS 27													

523 SW TITANIUM CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

TOTAL OB/XF										10,400							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	34,500

Total Acres: 2.30	Total Land Value: 34,500	Market: 0	Agricultural: 0	Common: 34,500
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,062
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		89,962
SOH/AGL Deduction		9,028
ASSESSED VALUE		80,934
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		80,934
TOTAL JUST VALUE		89,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043495	Electrical Servic	0	01/10/2022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043495	Electrical Servic	0	01/10/2022

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W60 S27 E60 N27\$.									