THE W 242.5 FT LOT 3 HILLTOP S/D
EASEMENT ALONG W SIDE LOT 3)

THE MR ROGER GARY CHRISTOPHER ERNEST REVOCABLE LIV
616 SW TITANIUM CT
LAKE CITY, FL 32024

2026

17-4S-16-03050-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

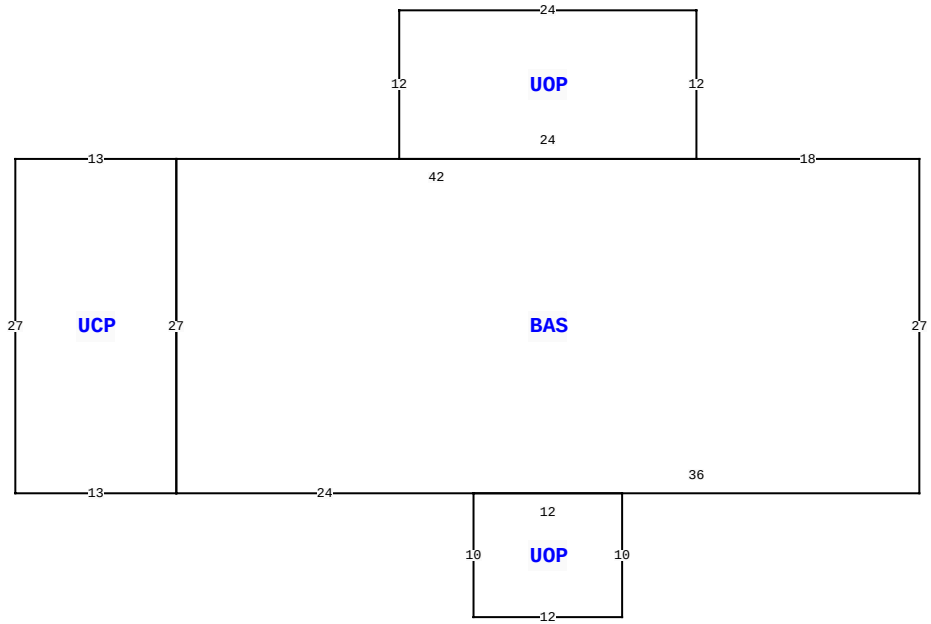
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	31,778
UCP	351	20		70	1,373
UOP	120	25		30	588
UOP	288	25		72	1,412
TOTALS	2,379			1,792	35,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	81.7290	49.04	87,880	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1620 HX Base Yr 1999



616 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,152
TOTAL MARKET OB/XF VALUE		9,063
TOTAL LAND VALUE - MARKET		35,250
TOTAL MARKET VALUE		79,465
SOH/AGL Deduction		40,313
ASSESSED VALUE		39,152
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		9,152
TOTAL JUST VALUE		79,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051108	Roof Replacement	8,500	10/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0863/1397	7/31/1998	WD	Q	I		50,000
GRANTOR: CRUMBLEY						
GRANTEE: ERNEST						
0720/0160	5/12/1990	WD	Q	V		11,500
GRANTOR: FLIPPIN						
GRANTEE: CRUMBLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W24 S12 E24$ W42 UCP= W13 S27 E13 N27$ S27 E24 UOP= S10 E12 N10 W12$ E36 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	0021	BARN,FR AE	0	100	16	24	1.00	UT	1,950.00	1,950.00	75	0	0	3	75	1,463	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,063

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	100		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	15,000.00	15,000.00	35,250							

REVIEW DATE 01/29/2025 BY JS Total Acres: 2.35 Total Land Value: 35,250 Market: 0 Agricultural: 0 Common: 35,250 PRINTED 11/18/2025 BY SYS