LOT 6 BLOCK A LOTTIE FARMS S/D

ORB 715-809, 941-2081, WD 1042-5

DELUCCA ALBERT ANTHONY III/DELUCCA KRISTIN LEE
436 SW LOTTIE CT
LAKE CITY, FL 32024

2026

18-4S-16-03055-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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

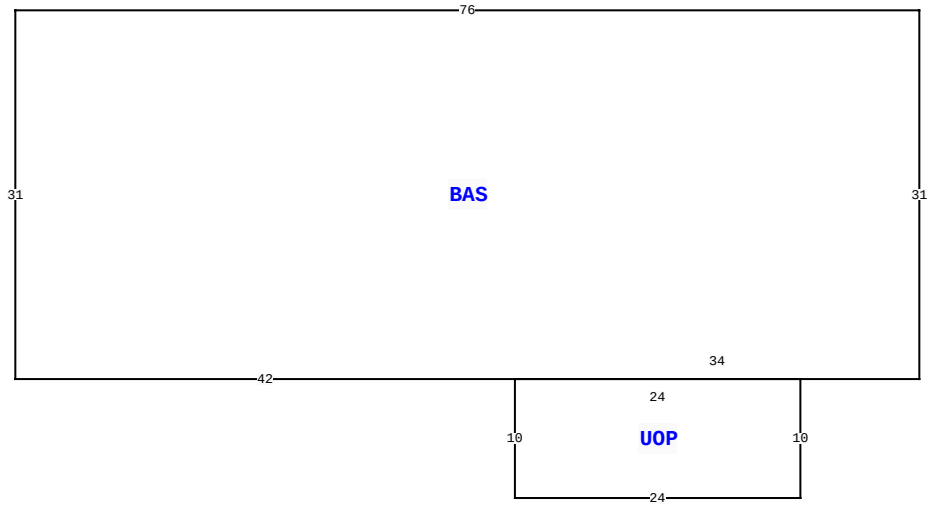
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	143,613
UOP	240	25		60	3,658
TOTALS	2,596			2,416	147,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,416	117.9000	110.83	267,765	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2356 HX Base Yr 2007



428 SW LOTTIE 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		147,271
TOTAL MARKET OB/XF VALUE		42,476
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		239,747
SOH/AGL Deduction		113,195
ASSESSED VALUE		126,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,830
TOTAL JUST VALUE		239,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053495	Electrical Servic		06/30/2025
000050990	Mobile Home		11/01/2024
21662	M H	375	03/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1042/0587	3/28/2005	WD	Q	I		110,000
GRANTOR: JAKE & BECKY JONES						
GRANTEE: ALBERT A & KRISTIN						
1042/0586	3/28/2005	WD	Q	V		30,300
GRANTOR: WESTRIDGE INC						
GRANTEE: JAKE & BECKY JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E42 UOP= S10 E24 N10 W24$ E34 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0030	BARN,MT	0	100	30	50	1,500.00	UT	12.00	12.00	100	2006	2006	3	100	18,000	
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	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
5	0070	CARPORT UF	0	100	12	15	180.00	UT	2.50	2.50	100	2006	2006	3	100	450	
6	0296	SHED METAL	0	100	12	15	180.00	UT	7.00	7.00	100	2006	2006	3	100	1,260	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
9	0031	BARN,MT AE	0	100	25	30	750.00	UT	11.00	11.00	100	2019	2019	3	100	8,250	
10	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 42,476

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 5.05 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS