LOT 7 BLOCK B LOTTIE FARMS S/D

715-809, 934-500, AG 1327-1126

RODRIGUEZ VICTOR J/RODRIGUEZ EVELYN
483 SW LOTTIE CT
LAKE CITY, FL 32024

2026

18-4S-16-03055-157

COLUMBIA COUNTY PROPERTY

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	08	SHT VINYL 100
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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

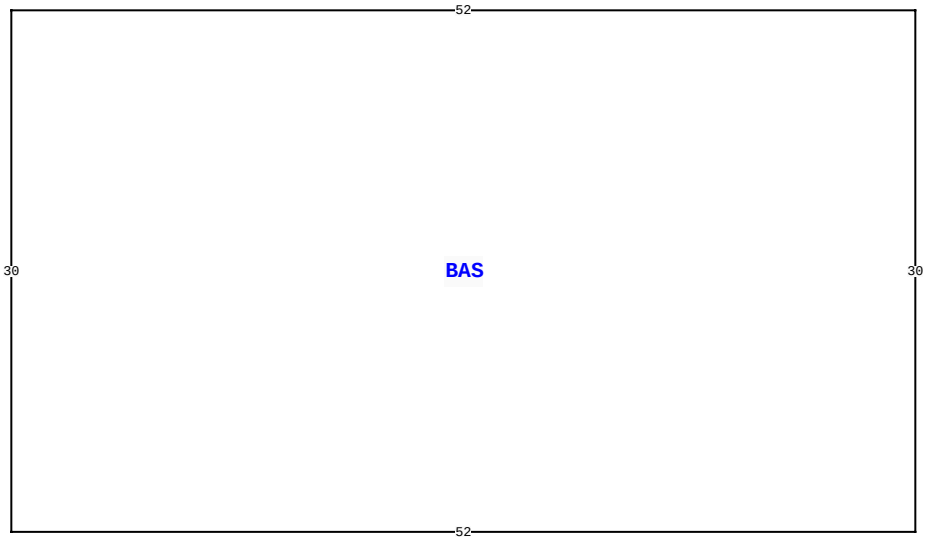
NEIGHBORHOOD/LOC 18416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	135,876
TOTALS	1,560			1,560	135,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.0000	106.22	165,703	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 1560 HX Base Yr 2017



483 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		135,876
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		194,076
SOH/AGL Deduction		99,865
ASSESSED VALUE		94,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,489
TOTAL JUST VALUE		194,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33525	M H	720	11/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/1392	7/14/2017	WD	U	I	11	100
GRANTOR: WESTRIDGE INC						
GRANTEE: VICTOR J & EVELYN R						
1341/1126	7/14/2017	WD	U	I	34	100
GRANTOR: WESTRIDGE INC						
GRANTEE: VICTOR J & EVELYN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0	0	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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 12/17/2024 BY JB Total Acres: 4.79 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS