LOT 1 OAK FOREST LANDING S/D.
828-1902, WD 1010-7, WD 1461-224

ATRAC PROPERTIES LLC
295 NW COMMONS LP
LAKE CITY, FL 32055

2026

20-3S-17-05182-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

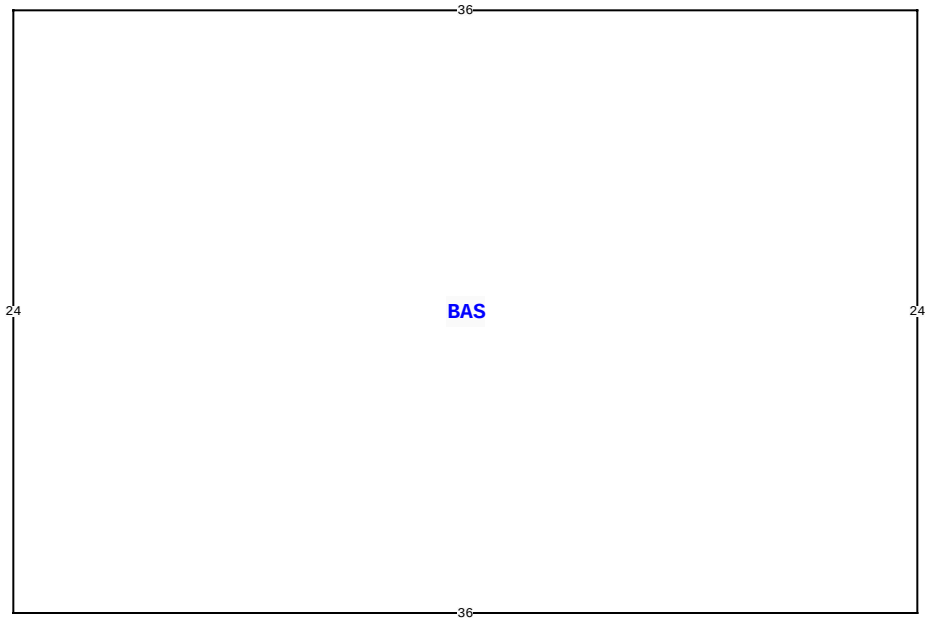
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	20317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	52,933
TOTALS	864			864	52,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	118.5000	111.39	96,241	1995	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 864 HX Base Yr



608 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,933
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	78,533
SOH/AGL Deduction	0
ASSESSED VALUE	78,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,533
TOTAL JUST VALUE	78,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,533

LAND:1:1: 0.54 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20449	M H	125	02/25/2003
17667	M H	125	11/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/2246	3/11/2022	WD	Q	I	01	89,000
GRANTOR: DAVIS JAY						
GRANTEE: ATRAC PROPERTIES LL						
1010/0007	3/09/2004	WD	Q	V	01	71,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JAY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/25/2015 BY DF Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS