LOT 5 OAK FOREST LANDING S/D.
828-1902, 955-2540, WD 1031-1919

LEE PATRICK ANDREW
160 NE OAK FOREST GLN
LAKE CITY, FL 32055

2026

20-3S-17-05182-105

COLUMBIA COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

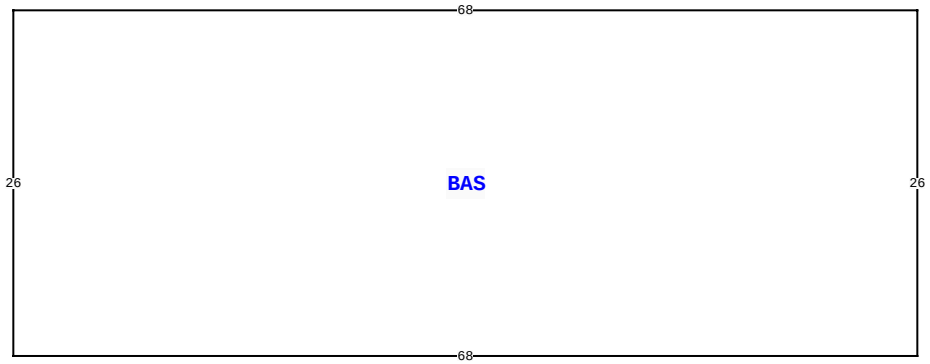
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	105,943
TOTALS	1,768			1,768	105,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	115.9000	108.95	192,624	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1768 HX Base Yr



160 NE OAKFOREST GLN, 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	105,943
TOTAL MARKET OB/XF VALUE	13,700
TOTAL LAND VALUE - MARKET	19,425
TOTAL MARKET VALUE	139,068
SOH/AGL Deduction	0
ASSESSED VALUE	139,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,068
TOTAL JUST VALUE	139,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38374	PUMP/UTPOL	50	07/18/2019
19988	M H	125	09/24/2002
16349	M H	125	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2159	5/31/2024	WD	Q	I	01	155,000
GRANTOR: BILLS DON SR						
GRANTEE: LEE PATRICK ANDREW						
1292/1615	3/18/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (NATAL						
GRANTEE: DON SR & JUNE E BIL						

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S26 E68 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,700

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	1.05	18,500.00	19,425.00	19,425							

REVIEW DATE 06/14/2024 BY TP Total Acres: 0.92 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 11/20/2025 BY SYS