COMM NW COR, RUN S 557 FT, NE 8
FOR POB, CONT NE 122.08 FT, N 31
TO C/L THOMAS RD, SW 120.08 FT,

BOSKET EDWARD AARON
166 NW GERSON LN
LAKE CITY, FL 32055

2026

20-3S-17-05217-005

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		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

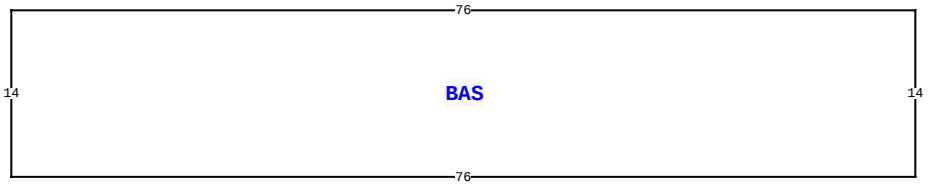
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,596
TOTALS	1,064			1,064	29,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	115.9000	69.54	73,991	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1999 Heated Area: 1064 HX Base Yr 1999



166 NW GERSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		29,596
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		2,000
TOTAL MARKET VALUE		41,096
SOH/AGL Deduction		18,789
ASSESSED VALUE		22,307
TOTAL EXEMPTION VALUE	HX HB	22,307
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		41,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,096

PRMT:1:1: 14X70 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7865	M H	100	12/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1775	2/14/2020	QC	U	I	11	100
GRANTOR: EDWARD AARON BOSKET &						
GRANTEE: EDWARD AARON BOSKET						
1353/0935	2/09/2018	QC	U	I	11	100
GRANTOR: EDWARD AARON BOSKET						
GRANTEE: EDWARD BOSKET & DEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	
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	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	2,000.00	2,000.00	2,000							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.00 Total Land Value: 2,000 Market: 0 Agricultural: 0 Common: 2,000 PRINTED 11/18/2025 BY SYS