S1/2 LOT 21 PINE NEEDLES ESTATES
758-625, 812-1106, 858-51, 862-4

BERRY BECKY PAUL
227 NE LAVERN ST
LAKE CITY, FL 32055

**2026**

**20-3S-17-05265-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

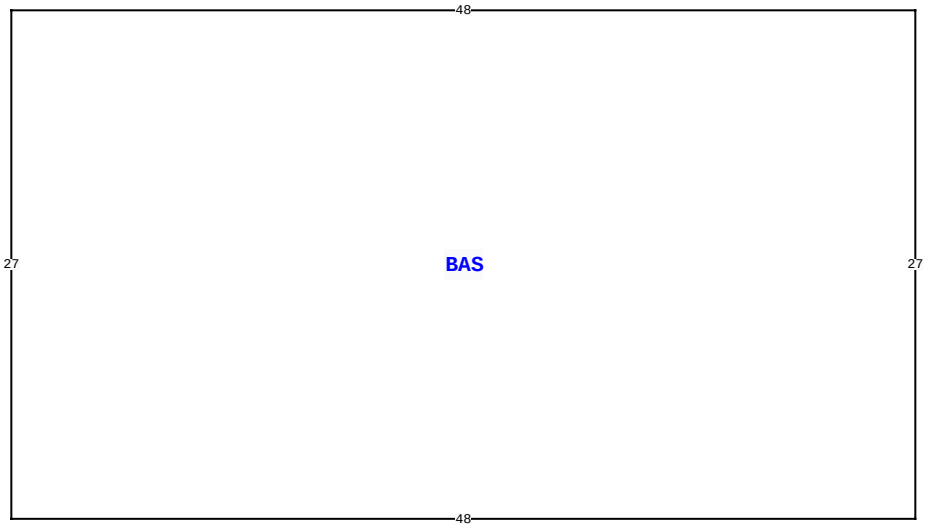
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 20317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 135,426 |
| TOTALS | 1,296 | | | 1,296 | 135,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,296 | 113.5000 | 112.36 | 145,619 | 2021 | 2021 | 0 | 0 | 0 | 7.00 | 93.00 |

2 MANUF 2 100% - 2022 Heated Area: 1296 HX Base Yr 2022




227 NE LAVERNE ST, 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 | | 135,426 |
| TOTAL MARKET OB/XF VALUE | | 7,588 |
| TOTAL LAND VALUE - MARKET | | 7,500 |
| TOTAL MARKET VALUE | | 150,514 |
| SOH/AGL Deduction | | 34,029 |
| ASSESSED VALUE | | 116,485 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 65,763 |
| TOTAL JUST VALUE | | 150,514 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042640 | Mobile Home | | 08/27/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1310/0279 | 2/23/2016 | WD | U | I | 34 | 100 |
| GRANTOR: D QUINCY & STEPHANIE | | | | | | |
| GRANTEE: BECKY PAUL BERRY | | | | | | |
| 1169/0349 | 3/13/2009 | AG | U | I | 40 | 13,500 |
| GRANTOR: D QUINCY DEAN | | | | | | |
| GRANTEE: BECKY PAUL BERRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=16,11] E48 S27 W48 N27 $
.

## 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 | 21 | 20 | 420.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 588 | |
| 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 7,588

| 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 | | | 0.00 | 0.00 | 15,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 7,500 | | | | | | | |

REVIEW DATE 09/30/2021 BY JB Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/07/2025 BY SYS