S 115 FT OF LOT 6 BLOCK 1 YOUNG ESTATES S/D.

LAROCHE DENNIS J
287 SW FEDORA WAY
LAKE CITY, FL 32025

2026

20-4S-17-08592-001

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	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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

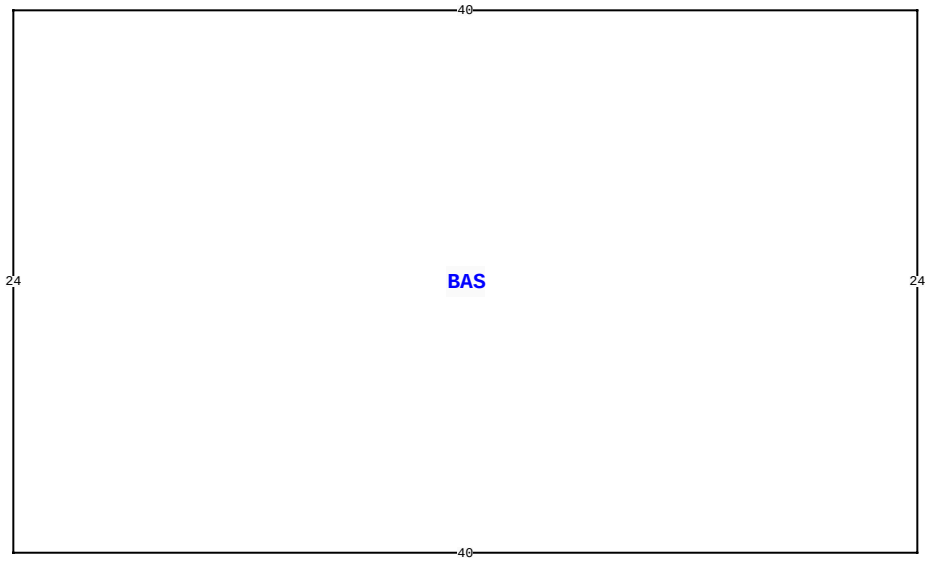
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	21,258
TOTALS	960			960	21,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	92.2590	55.36	53,146	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,258
TOTAL MARKET OB/XF VALUE	7,720
TOTAL LAND VALUE - MARKET	10,710
TOTAL MARKET VALUE	39,688
SOH/AGL Deduction	2,403
ASSESSED VALUE	37,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,285
TOTAL JUST VALUE	39,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0955	10/08/2009	WD	U	I	16	100
GRANTOR: JULES & ROLLANDE LARO						
GRANTEE: DENNIS J LAROCHE						
0604/0809	10/01/1986	WD	Q	I		36,000
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

285 SW FEDORA WAY, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 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	0296	SHED METAL	0	0	8	10	80.00	UT	9.00	9.00	100	2012	2012	3	100	720	
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 7,720

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		00	0.00	0.00	0.51	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,710							

REVIEW DATE 05/16/2017 BY BC Total Acres: 0.51 Total Land Value: 10,710 Market: 0 Agricultural: 0 Common: 10,710 PRINTED 11/07/2025 BY SYS