BEG NW COR OF LOT 22 BRANDEN EST
ALONG LOT LINE 147.63 FT, N 19.1
200.72 FT, S 63 DG W 46.15 FT TO

LUCK MICHAEL/LUCK MARILYN
2203 NW TURNER AVE
LAKE CITY, FL 32055

2026

22-3S-16-02244-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

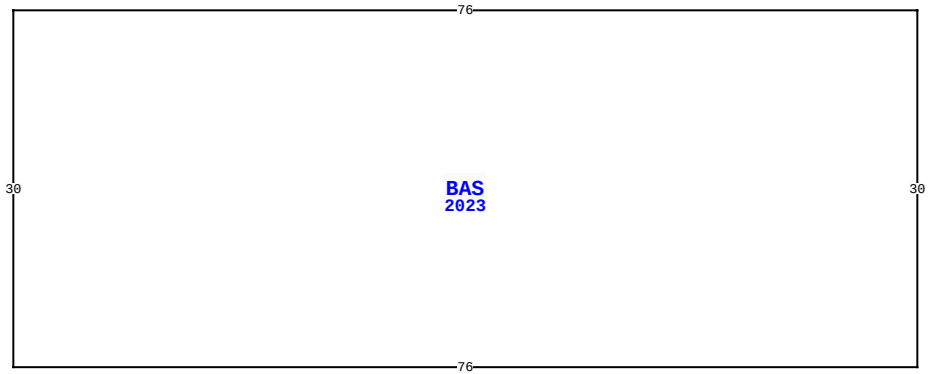
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	22316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2023	2,280	243,372
TOTALS	2,280			2,280	243,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.5000	112.36	256,181	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 2280 HX Base Yr 2023



2203 NW TURNER AVE, 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		243,372
TOTAL MARKET OB/XF VALUE		33,400
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		284,272
SOH/AGL Deduction		109,862
ASSESSED VALUE		174,410
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		73,688
TOTAL JUST VALUE		284,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043555	Mobile Home		01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2588	6/13/2022	WD	Q	I	01	222,200
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: LUCK MICHAEL						
1365/1077	7/20/2018	WD	U	V	11	100
GRANTOR: VICKI L HARRELL AS TR						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,18] E76 S30 W76 N30 $
.

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	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	
5	0210	GARAGE U	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 33,400

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.50 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/18/2025 BY SYS