LOT 3 LOBLOLLY ADDITION S/D.

803-940, DC 1480-2367

RODRIGUEZ NIBIA R
183 SW LAMBOY CIRCLE
LAKE CITY, FL 32024

2026

22-4S-16-03086-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

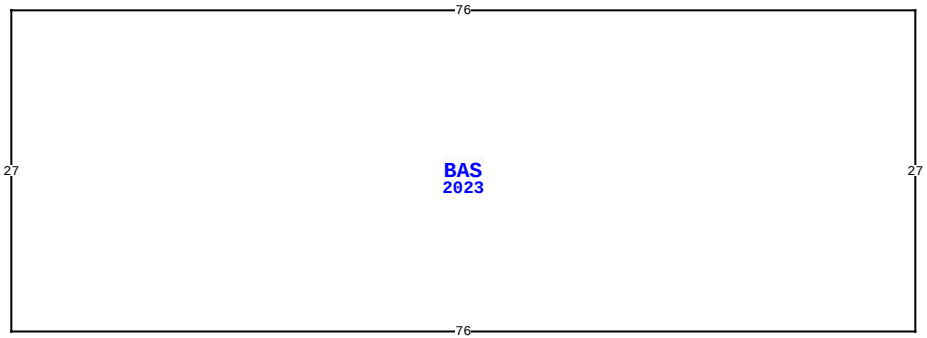
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	22416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2023	2,052	219,035
TOTALS	2,052			2,052	219,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	113.5000	112.36	230,563	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2023 Heated Area: 2052 HX Base Yr 1996



183 SW LAMBOY CIR, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		219,035
TOTAL MARKET OB/XF VALUE		32,222
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		269,757
SOH/AGL Deduction		23,331
ASSESSED VALUE		246,426
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		190,704
TOTAL JUST VALUE		269,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043334	Mobile Home		12/07/2021
30355	M H	0	08/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0803/0940	3/10/1995	WD	U	V	31	8,500

GRANTOR: LENVIL H DICKS

GRANTEE: CARLOS R & NIBIA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,20] E76 S27 W76 N27 $

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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	0294	SHED WOOD/	0	100	10	12	1.00	UT	500.00	500.00	50	1995	1995	3	50	250	
2	0210	GARAGE U	0	100	24	36	864.00	UT	18.00	18.00	100	2007	2007	3	100	15,552	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0031	BARN,MT AE	0	100	18	40	720.00	UT	11.00	11.00	100	2019	2019	3	100	7,920	

LAND DESCRIPTION

TOTAL OB/XF 32,222

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	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS