LOT 18 LOBLOLLY ADDITION S/D.
853-2501, CT 1309-408, WD 1326-2

LAWSON E BRUCE AS TRUSTEE
P O BOX 1450
LIVE OAK, FL 32064

2026

22-4S-16-03086-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

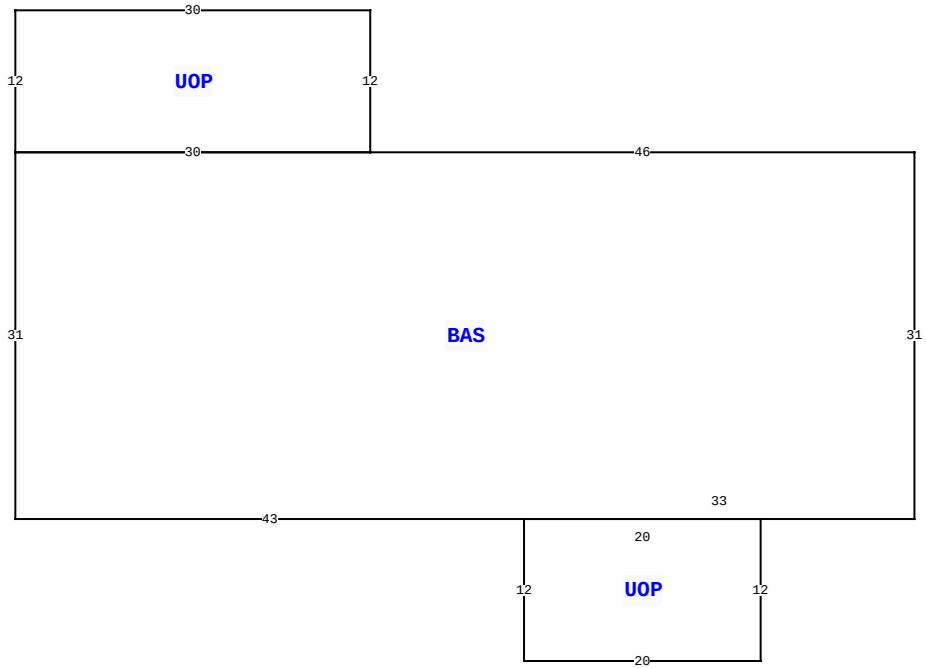
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	2,356	100		2,356	138,741
UOP	240	25		60	3,533
UOP	360	25		90	5,300
TOTALS	2,956			2,506	147,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,506	113.9000	107.07	268,317	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 2356 HX Base Yr



621 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	147,574
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	174,574
SOH/AGL Deduction	0
ASSESSED VALUE	174,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,574
TOTAL JUST VALUE	174,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24271	M H	275	03/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/1691	12/14/2018	WD	U	I	11	100
GRANTOR: E BRUCE LAWSON						
GRANTEE: E BRUCE LAWSON AS T						
1326/2170	11/04/2016	WD	U	I	12	43,500
GRANTOR: WELLS FARGO BANK NAT'						
GRANTEE: E BRUCE LAWSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N12 W30 S12 E30$ W30 S31 E43 UOP= S12 E20 N12 W20$ E33 N31$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	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 8,500

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	0		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