LOT 23 LOBLOLLY ADDITION S/D.
WD 1081-2282, WD 1139-1853, WD 1

PETTET FOREST VENCINT JR/PETTET RUTH LOUISE
817 SW LAMBOY CIR
LAKE CITY, FL 32024

2025

22-4S-16-03086-223

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 80
Interior Floo	13	LAM/VNLPLK 20
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	04	04 100
Quality	05	05

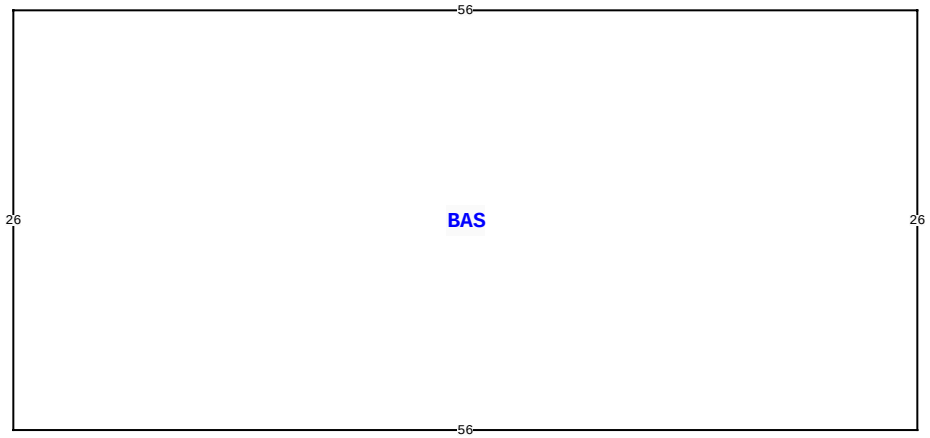
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	111,751
TOTALS	1,456			1,456	111,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	125.6200	118.08	171,924	2009	2009	0	0	0	35.00	65.00

1 MANUF 1 – 100% - 2022 Heated Area: 1456 HX Base Yr 2022



817 SW LAMBOY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,751
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		138,751
SOH/AGL Deduction		51,628
ASSESSED VALUE		87,123
TOTAL EXEMPTION VALUE	HX HB SX	87,123
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		138,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043430	Roof Replacement	11,633	12/21/2021
27154	M H	375	07/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1400	11/10/2021	WD	Q	I	01	137,000
GRANTOR: MAURICE NANCY J						
GRANTEE: PETTET FOREST VENCI						
1204/2316	11/12/2010	QC	U	I	11	100
GRANTOR: TOM LOWELL KING						
GRANTEE: NANCY J MAURICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	1,500.00	1,500.00	100	2022	2021		100	1,500	
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 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	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 07/28/2025 BY SYS