LOTS 9 THRU 12 BLOCK 8 MASON CIT
497-493, 676-7, 763-750, 841-181

LEECE DAWN R/PICKETT TIFFANIE M
280 SW TURNER PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-006

BUILDING CHARACTERISTICS

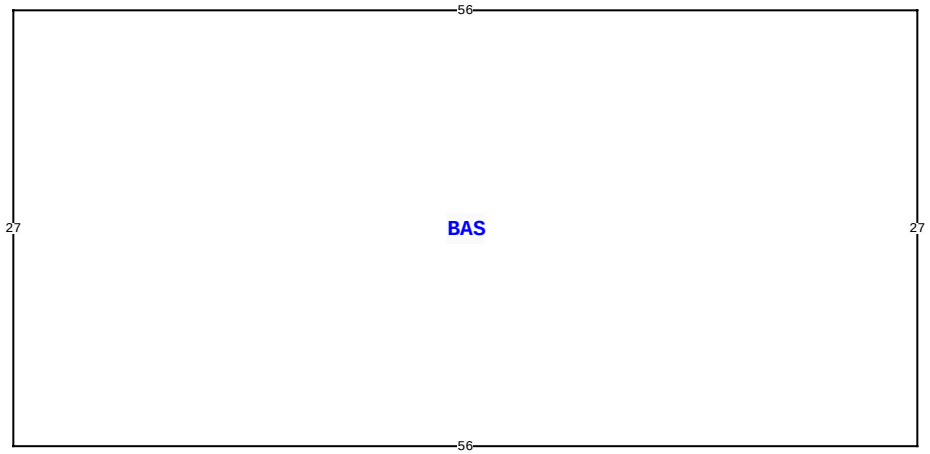
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1512 HX Base Yr 2023



280 SW TURNER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		89,040
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		10,780
TOTAL MARKET VALUE		108,020
SOH/AGL Deduction		8,944
ASSESSED VALUE		99,076
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,354
TOTAL JUST VALUE		108,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046804	Roof Replacement	8,000	03/22/2023
19735	M H	125	07/12/2002
16000	M H	125	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/2044	2/23/2023	WD	U	I	11	0
GRANTOR: LEECE DAWN R						
GRANTEE: LEECE DAWN R						
1429/1255	2/02/2021	WD	Q	I	01	80,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: LEECE DAWN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
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 8,200

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	0.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	10,780							

REVIEW DATE 05/03/2023 BY jerry Total Acres: 0.77 Total Land Value: 10,780 Market: 0 Agricultural: 0 Common: 10,780 PRINTED 11/18/2025 BY SYS