PARCEL F SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, S 1605.53 FT
W R/W OF SW ITCHETUCKNEE AVE & P

LEWIS JUSTIN CHRISTOPHER/LEWIS ERIN FRANCES
PO BOX 1154
LAKE CITY, FL 32056

2026

24-5S-15-00469-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

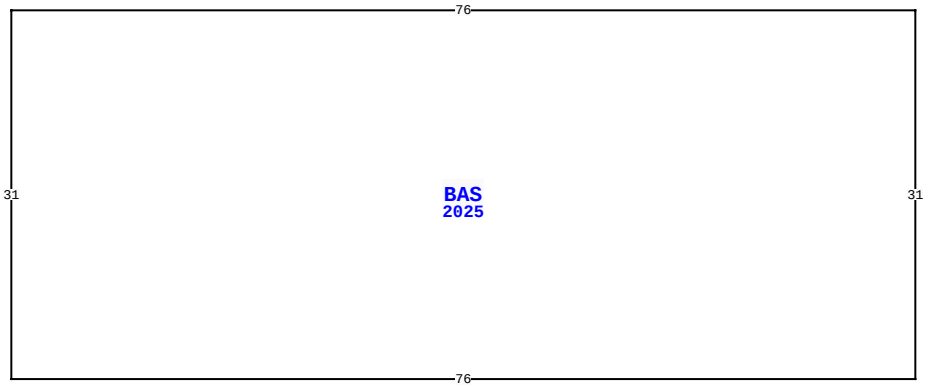
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 02
NEIGHBORHOOD/LOC	24515.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2025	2,356	269,908
TOTALS	2,356			2,356	269,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	113.5000	116.90	275,416	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 2356 HX Base Yr 2025



2448 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,908
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		371,908
SOH/AGL Deduction		116,370
ASSESSED VALUE		255,538
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		199,816
TOTAL JUST VALUE		371,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049236	Mobile Home		02/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/923	11/20/2023	TR	Q	V	01	110,000

GRANTOR: GOROSPE SHIRLEY A AS

GRANTEE: LEWIS JUSTIN CHRIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,12] E76 S31 W76 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 05/09/2024 BY MLU Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/07/2025 BY SYS