BEG NE COR OF SW1/4 OF SW1/4, RU
RUN W 147.59 FT, N 295.15 FT, E
RUN S 131.18 FT TO POB.

LOWREY FRED EUGENE
803 SW DAISY RD
LAKE CITY, FL 32024

**2026**

**24-5S-15-00473-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

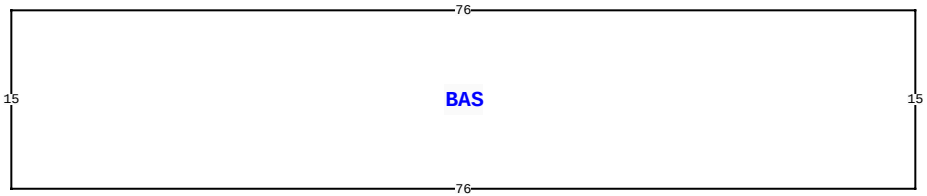
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 24515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | | 1,140 | 104,430 |
| TOTALS | 1,140 | | | 1,140 | 104,430 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,140 | 99.5000 | 98.50 | 112,290 | 2021 | 2021 | 0 | 0 | 0 | 7.00 | 93.00 |

2 MANUF 2 100% - 2022 Heated Area: 1140 HX Base Yr 2022




803 SW DAISY RD, 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 | | 104,430 |
| TOTAL MARKET OB/XF VALUE | | 10,200 |
| TOTAL LAND VALUE - MARKET | | 14,000 |
| TOTAL MARKET VALUE | | 128,630 |
| SOH/AGL Deduction | | 28,734 |
| ASSESSED VALUE | | 99,896 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 49,174 |
| TOTAL JUST VALUE | | 128,630 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,876 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40480 | M H | 0 | 09/01/2020 |
| 20269 | TR/TRAILER | 75 | 12/23/2002 |
| 11755 | M H | 125 | 10/15/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1422/0252 | 10/13/2020 | QC | U | I | 11 | 100 |
| GRANTOR: FREDDY EUGENE LOWREY | | | | | | |
| GRANTEE: FRED EUGENE LOWREY | | | | | | |
| 1403/0919 | 12/30/2019 | QC | U | I | 11 | 100 |
| GRANTOR: FREDDY EUGENE LOWREY | | | | | | |
| GRANTEE: FRED EUGENE LOWREY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=26,13] E76 S15 W76 N15 $
.

## 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 | | | 3 | 100 | 7,000 | |
| 2 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2021 | 2021 | | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,200

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 14,000 | | | | | | | |

REVIEW DATE 03/18/2021 BY RP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/04/2025 BY SYS