LOT 2 HUCKLEBERRY HILL S/D.

WD 1047-1951, WD 1324-530, WD

BERTOCCI RICHARD MARK
18679 NORTHWEST 242ND STREET
HIGH SPRINGS, FL 32643

2026

25-4S-17-08739-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

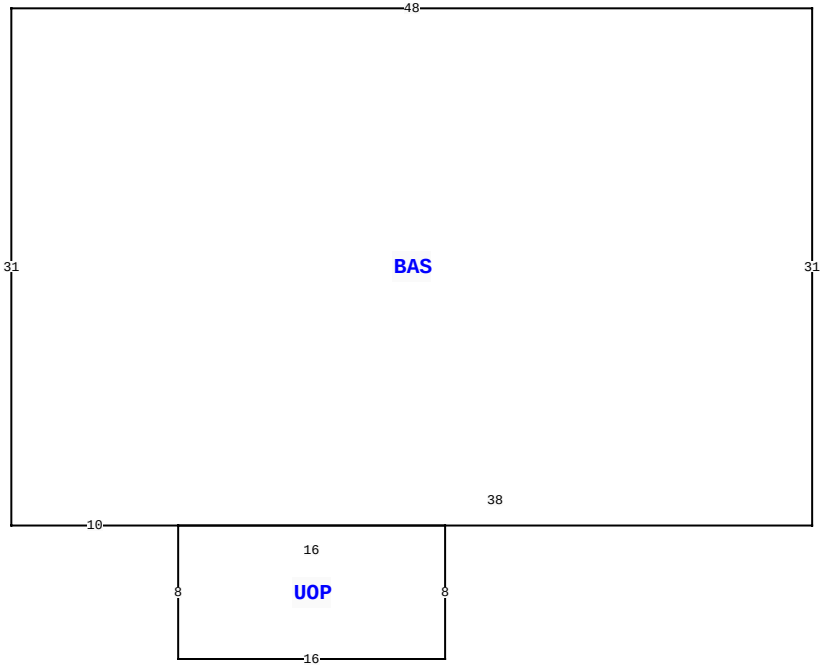
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	25417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	87,626
UOP	128	25		32	1,884
TOTALS	1,616			1,520	89,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,520	113.9000	107.07	162,746	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1488 HX Base Yr



176 SE DUANE LN, 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	89,510
TOTAL MARKET OB/XF VALUE	13,144
TOTAL LAND VALUE - MARKET	16,100
TOTAL MARKET VALUE	118,754
SOH/AGL Deduction	19,930
ASSESSED VALUE	98,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,824
TOTAL JUST VALUE	118,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,754

XFOB:1:1: HORTON MH

BLDG:1:1: HORTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24177	M H	275	03/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2597	3/22/2019	WD	Q	I	01	75,000

GRANTOR: WENDALL FROST & SUSAN

GRANTEE: RICHARD MARK BERTOC

1324/0530	10/19/2016	WD	Q	I	01	53,000

GRANTOR: JACQUELINE BOWLES

GRANTEE: WENDALL FROST & SUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S31 E10 UOP= S8 E16 N8 W16$ E38 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	0210	GARAGE U	0	0	12	32	384.00	UT	16.00	16.00	100	2017	2017	3	100	6,144	
2	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 13,144

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	1.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,100							

REVIEW DATE 06/19/2017 BY BC Total Acres: 1.15 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 11/19/2025 BY SYS