THE W 996.26 FT OF S 1011.77, FT OF NE1/4 EX W 436.55 FT, EX 4.01 723-407.

PRICE CARLA F
193 SW WEATHERBY PL
LAKE CITY, FL 32024

2026

26-5S-15-00480-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

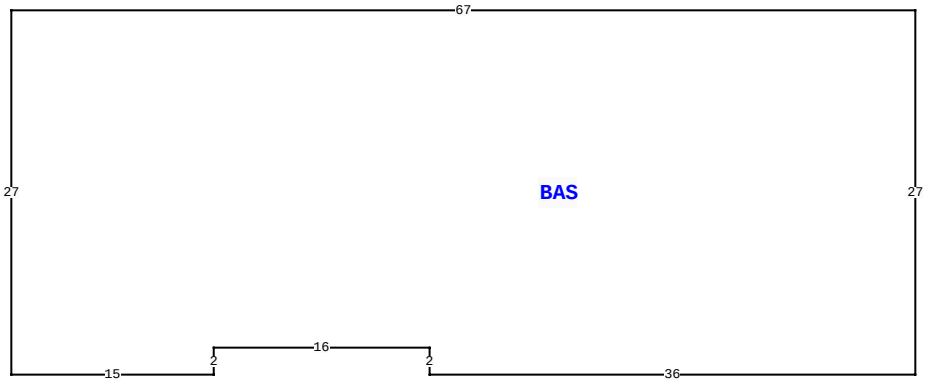
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	49,429
TOTALS	1,777			1,777	49,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,777	115.9000	69.54	123,573	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1777 HX Base Yr 2007



193 SW WEATHERBY PL, 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		49,429
TOTAL MARKET OB/XF VALUE		10,534
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		135,963
SOH/AGL Deduction		61,064
ASSESSED VALUE		74,899
TOTAL EXEMPTION VALUE	HX HB	49,899
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,963

SALE:5:1: 13 AC @ 1350 - MKT=$1600/AC.

SALE:4:1: $.55 STAMPS

PRMT:2:1: FOWLER MH

SALE:1:1: 8.99 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27547	M H	375	12/30/2008
11753	M H	125	10/15/1996
10692	PUMP/UTPOL	50	01/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0882/2239	6/14/1999	QC	U	V		0
GRANTOR: NEIL PRICE						
GRANTEE: CARLA PRICE						
0856/0626	4/03/1998	WD	Q	V		30,000
GRANTOR: FOWLER						
GRANTEE: PRICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S27 E15 N2 E16 S2 E36 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	0020	BARN,FR	0	100	28	48	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
2	0255	MBL HOME S	0	100	0	0	984.00	UT	1.00	1.00	100	2009	2009	3	100	984	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,534

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	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 07/25/2016 BY DF Total Acres: 8.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 11/20/2025 BY SYS