

DICKERSON JANIE B
172 NW COBBLESTONE TERR
LAKE CITY, FL 32055

27-3S-16-02315-120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	2															
Exterior Wall	31	VINYL SID	100	0201	02	2,041	115.9000	108.95	222,367	1999	1999	0	0	45.00	55.00	VALUATION BY													
Roof Structure	03	GABLE/HIP	100	1 MANUF 1 - 100% - 2006												Heated Area: 1782													
Roof Cover	12	MODULAR MT	100													HX Base Yr 2006													
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	90																										
Interior Floor	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																										
Architectural Units	01	CONV	100																										
Condition Adj	03	03	100																										
Kitchen Adj	01	01	100																										
Quality										05	05																		
DOR CODE										0200	MOBILE HOME																		
MAP NUM										MKT AREA					06														
NEIGHBORHOOD/LOC										27316.090 1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,782	100		1,782	106,782																								
FCP	378	25		94	5,633																								
FOP	152	35		53	3,176																								
UEP	160	70		112	6,711																								
TOTALS										2,472			2,041	122,302															
EXTRA FEATURES										172 NW COBBLESTONE TER, LAKE CITY																			
L N	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	1999	1999	3	100	1,200														
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800														
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000														
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800														
LAND DESCRIPTION										TOTAL OB/XF 10,800																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500												
REVIEW DATE 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/01/2025 BY SYS																													