

W1/2 LOT 18 SHADY ACRES S/D.
608-651, FJ 915-719, 949-2311 &

ROGERS CHAD
385 SW PRECISION LOOP
LAKE CITY, FL 32024

2026

27-4S-16-03216-118



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	163,639
TOTALS	1,566			1,566	163,639

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	100		A-1	123.00	178.00	1.00	LT	

REVIEW DATE 11/09/2021 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,566	113.5000	112.36	175,956	2021	2021	0	0	7.00	93.00
1 MANUF 2 100% - 2024 Heated Area: 1566 HX Base Yr 2024											
27 58 27 58 BAS											
385 SW PRECISION LOOP, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU											

TOTAL OB/XF 7,000											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

TOTAL OB/XF 7,000											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

Total Acres: 0.50 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 163,639											
TOTAL MARKET OB/XF VALUE 7,000											
TOTAL LAND VALUE - MARKET 26,000											
TOTAL MARKET VALUE 196,639											
SOH/AGL Deduction 0											
ASSESSED VALUE 196,639											
TOTAL EXEMPTION VALUE HX HB 13 196,639											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 196,639											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 200,158											
LAND:1:1: .50 ACS. W/12 OF LOT 18; POORLY DRAINED											
PERMIT NUM DESCRIPTION AMT ISSUED											
000042861 Mobile Home 09/29/2021											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE											
1457/1073 1/10/2022 WD Q I 01 184,000											
GRANTOR: LOQUAT 2, LLC											
GRANTEE: ROGERS CHAD											
1458/681 1/07/2022 QC U I 11 100											
GRANTOR: ROGERS CHAD											
GRANTEE: ROGERS CHAD											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=-55, -24] E58 S27 W58 N27 \$											

PRINTED 11/18/2025 BY SYS