COMM SE COR OF W1/2 OF NW1/4,
RUN N 1003.32 FT TO N R/W
REGISTER RD FOR POB, RUN W

HILL KAREN KAY/SMITH JAMES G
183 NE REGISTER LN
LAKE CITY, FL 32055

2026

28-1S-17-04576-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

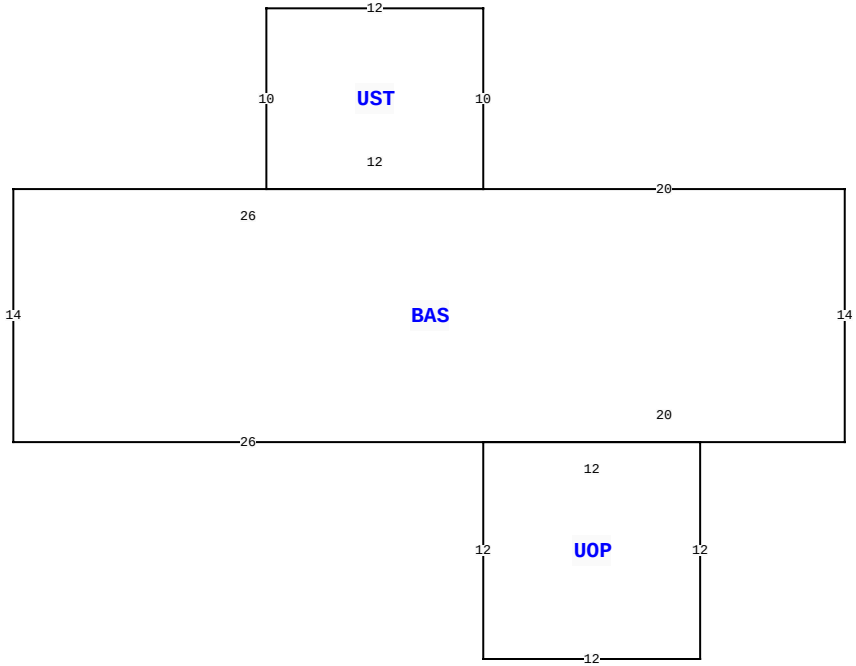
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	11,880
UOP	144	25		36	664
UST	120	45		54	996
TOTALS	908			734	13,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	734	76.8645	46.12	33,852	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2021 Heated Area: 644 HX Base Yr 2000



183 NE REGISTER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,541
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		48,750
TOTAL MARKET VALUE		69,791
SOH/AGL Deduction		23,012
ASSESSED VALUE		46,779
TOTAL EXEMPTION VALUE	HA HAB	20,278
BASE TAXABLE VALUE		26,501
TOTAL JUST VALUE		69,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0896/0122	9/01/1997	QC	Q	I	01	100
GRANTOR: RAY SMITH						
GRANTEE: KAREN HILL & JAMES						
0586/0101	3/01/1986	WD	Q	V	01	1
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UST= N10 W12 S10 E12$ W26 S14 E26 UOP= S12 E12N12 W12$ E20 N14$.

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	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	50		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	6,500.00	6,500.00	24,375							
2	0000	C	VAC RES	50		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	6,500.00	6,500.00	24,375							

REVIEW DATE 07/20/2015 BY DF Total Acres: 7.50 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 10/28/2025 BY SYS