(AKA LOT 3 DERBY FOREST UNR DESC
SE COR, RUN N 364.21 FT FOR POB,
FT, W 441.91 FT, S 252 FT, E 441

ROBERTS TASHINA SHARONDA
179 NE DERBY TER
LAKE CITY, FL 32055

2025

28-3S-17-05621-002

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
Quality	03	03

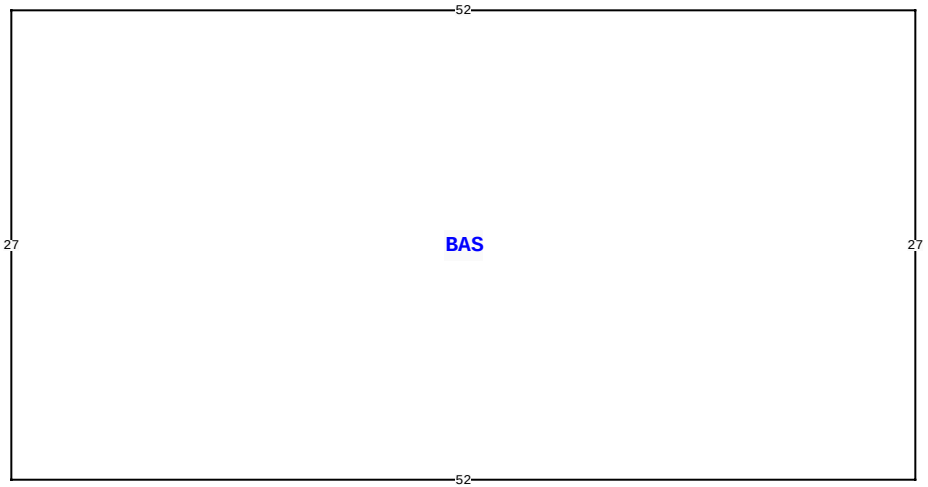
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	25,908
TOTALS	1,404			1,404	25,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	102.5100	61.51	86,360	1988	1988	10	0	0	60.00	30.00

2 MOBILE HME 100% - 2015 Heated Area: 1404 HX Base Yr 2015



179 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		25,908
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		15,360
TOTAL MARKET VALUE		49,468
SOH/AGL Deduction		16,530
ASSESSED VALUE		32,938
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,938
TOTAL JUST VALUE		49,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,350

SALE:4:1: $15,000 FOR 2.48 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29931	M H	560	02/13/2012
23096	M H	0	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/1036	2/28/2011	CD	U	I	40	0
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: TASHINA SHARONDA RO						
1286/2757	2/28/2011	CD	U	I	40	27,500
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: TASHINA SHARONDA RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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			0.00	0.00	2.56	AC		1.00	1.00	1.00	6,000.00	6,000.00	15,360							

REVIEW DATE 09/15/2015 BY DF Total Acres: 2.56 Total Land Value: 15,360 Market: 0 Agricultural: 0 Common: 15,360 PRINTED 08/19/2025 BY SYS