COMM SE COR OF SEC, N 13.50 FT T
WILLIAMS RD AS PRESENTLY OCCUPIE
FT TO E R/W OF DERBY ST AS OCCUP

BOWMAN LAQUAN
157 NE DERBY TERR
LAKE CITY, FL 32055

2025

28-3S-17-05622-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

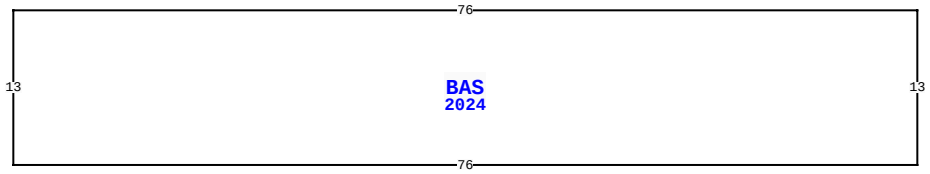
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2024	988	86,436
TOTALS	988			988	86,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	988	113.5000	106.69	105,410	2015	2015	0	0	0	18.00	82.00

1 MANUF 1 100% - 2024 Heated Area: 988 HX Base Yr 2024



157 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		86,436
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,441
TOTAL MARKET VALUE		96,877
SOH/AGL Deduction		1,811
ASSESSED VALUE		95,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,344
TOTAL JUST VALUE		96,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046226	Mobile Home		01/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/880	12/16/2022	QC	U	V	11	100
GRANTOR: CARWISE STEPHEN JR						
GRANTEE: BOWMAN LAQUAN						
1462/2396	3/29/2022	QC	U	V	11	100
GRANTOR: BOWMAN LAQUAN						
GRANTEE: CARWISE STEPHEN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,11] E76 S13 W76 N13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.48	AC		1.00	1.00	0.85	8,300.00	7,055.00	10,441							

REVIEW DATE 03/01/2023 BY JB Total Acres: 1.48 Total Land Value: 10,441 Market: 0 Agricultural: 0 Common: 10,441 PRINTED 08/28/2025 BY SYS