E1/2 OF LOT 8 BAYA SURVEY.

ORB 705-114, 768-1693

POWELL ANDREW JR/POWELL ANGILINA
939 NE ANNIE MATTOX ST
LAKE CITY, FL 32055

2025

28-3S-17-05673-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

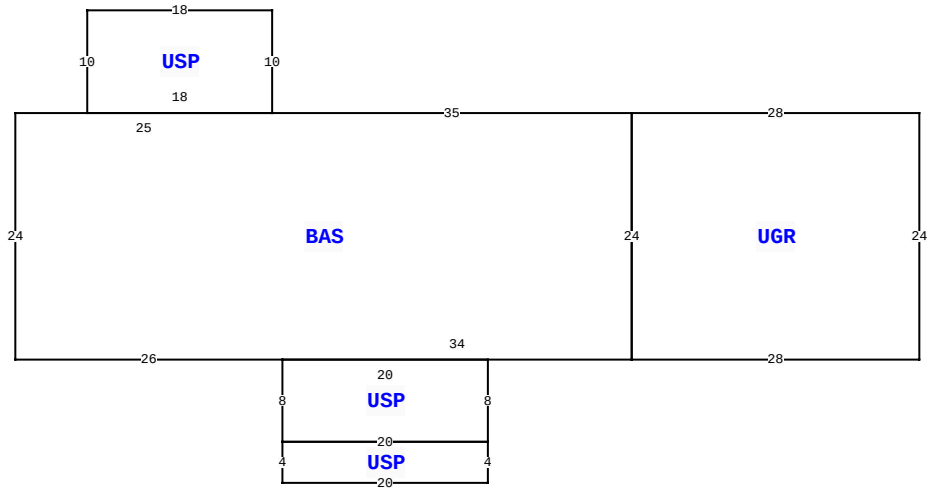
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	28,538
UGR	672	45		302	5,985
USP	80	35		28	555
USP	160	35		56	1,110
USP	180	35		63	1,249
TOTALS	2,532			1,889	37,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,889	110.1050	66.06	124,787	1990	1990	10	0	0	60.00	30.00

3 MOBILE HME – 33% - 2021 Heated Area: 1440 HX Base Yr 1998



159 NE VOSS RD, 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		37,436
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		3,500
TOTAL MARKET VALUE		43,636
SOH/AGL Deduction		12,254
ASSESSED VALUE		31,382
TOTAL EXEMPTION VALUE	HA HAB	8,613
BASE TAXABLE VALUE		22,769
TOTAL JUST VALUE		43,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0705/0114	6/25/1984	AG	U	I		5,000

GRANTOR: H A WILSON INC

GRANTEE: ANDREW POWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 USP= N10 W18 S10 E18$ W25 S24 E26 USP= S8 USP= S4 E20 N4 W20$ E20 N8 W20$ E34 UGR= E28 N24 W28 S24$ N24$.

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	0166	CONC,PAVMT	0	33	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
2	0120	CLFENCE 4	0	33	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0285	SALVAGE	0	33	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
4	0190	FPLC PF	0	33	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	33		A-1	0.00	0.00	20,000.00	SF		1.00	1.00	0.25	0.50	0.13	2,500							
2	9900	C	AC NON-AG	33		00	0.00	0.00	1,000.00	SF		1.00	1.00	1.00	0.50	0.50	500							
3	9900	C	AC NON-AG	33		00	0.00	0.00	1,000.00	SF		1.00	1.00	1.00	0.50	0.50	500							

REVIEW DATE 09/09/2015 BY RP Total Acres: 0.50 Total Land Value: 3,500 Market: 0 Agricultural: 0 Common: 3,500 PRINTED 05/16/2025 BY SYS