LOT 5 BLOCK 3 CAROLYN HEIGHTS S/
386-151, 618-82, FJ 1031-1103, Q

GAGNON AMY C
238 NE DERBY TER
LAKE CITY, FL 32055

2026

28-3S-17-05734-001

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	05	05

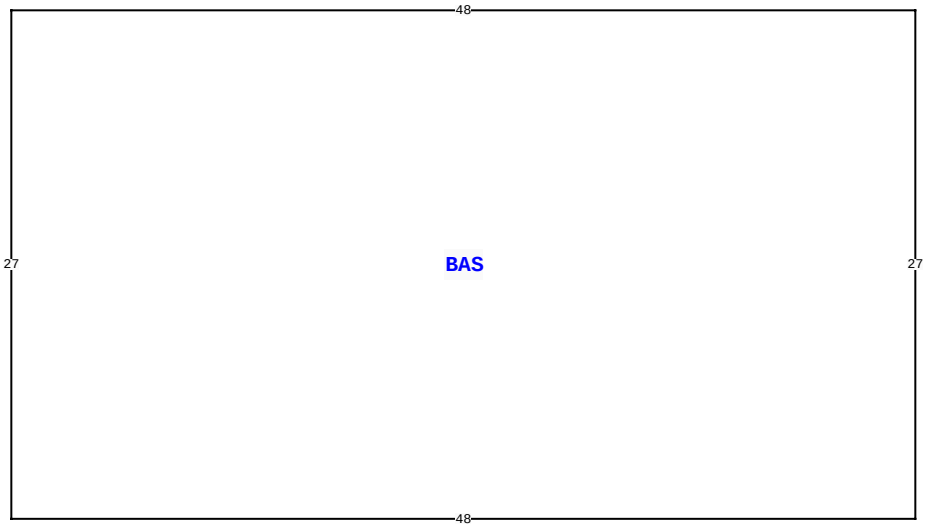
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	70,769
TOTALS	1,296			1,296	70,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2010	2009	10	0	0	39.00	51.00

1 MANUF 1 100% - 2010 Heated Area: 1296 HX Base Yr 2010



238 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		70,769
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		82,169
SOH/AGL Deduction		26,823
ASSESSED VALUE		55,346
TOTAL EXEMPTION VALUE	HX HB	30,346
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28189	M H	630	11/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1182/2222	10/20/2009	QC	U	V	11	100
GRANTOR: LESTER P BASSETT						
GRANTEE: AMY C GAGNON						
1182/2220	10/16/2009	QC	U	V	11	100
GRANTOR: ETHEL STORMINGER FKA						
GRANTEE: LESTER P BASSETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY RP Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/07/2025 BY SYS