LOT 8 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 136

ORLANDO SHANNON M
165 NW IAN CT
LAKE CITY, FL 32055

**2026**

**30-2S-17-04800-108**

# 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 | 13 | LAM/VNLPLK 100 |
| 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 | 04 | 04 100 |
| Quality | 05 | 05 |

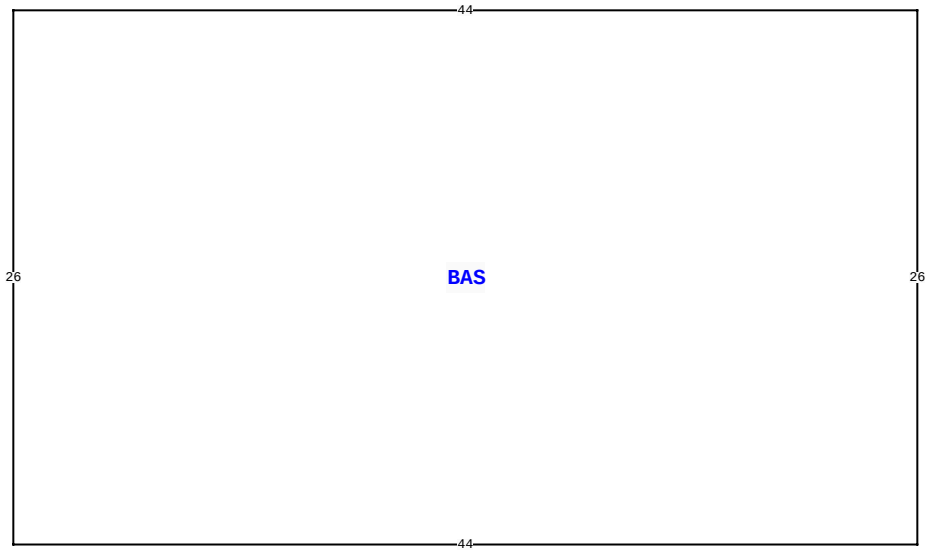
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 30217.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,144 | 100 | | 1,144 | 137,594 |
| TOTALS | 1,144 | | | 1,144 | 137,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0204 | 02 | 1,144 | 128.7000 | 135.14 | 154,600 | 2019 | 2019 | 0 | 0 | 0 | 11.00 | 89.00 |

1 MANUF 4 100% - 2020 Heated Area: 1144 HX Base Yr 2020




165 NW IAN CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 137,594 |
| TOTAL MARKET OB/XF VALUE | | 17,600 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 173,194 |
| SOH/AGL Deduction | | 55,455 |
| ASSESSED VALUE | | 117,739 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 117,739 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 173,194 |
| NCON VALUE | | 3,100 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 173,186 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045130 | Roof Replacement | 7,400 | 08/09/2022 |
| 37831 | STORAGE | 176 | 03/05/2019 |
| 37270 | M H | 410 | 09/28/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/1750 | 8/01/2025 | WD | Q | I | 01 | 210,000 |
| GRANTOR: FREEMAN RANDY L | | | | | | |
| GRANTEE: ORLANDO SHANNON M | | | | | | |
| 1399/0379 | 11/18/2019 | WD | Q | I | 01 | 123,400 |
| GRANTOR: JEROME & TERESA HENKE | | | | | | |
| GRANTEE: RANDY L & DEBRA L F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

## 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 | 0031 | BARN,MT AE | 0 | 100 | 25 | 25 | 625.00 | UT | 12.00 | 12.00 | 100 | 2019 | 2019 | 3 | 100 | 7,500 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2026 | 2025 | | 100 | 800 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2026 | 2025 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,600

| 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 | | PRRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 09/17/2025 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS