NW DIV: COMM NE COR OF SE1/4 OF FT FOR POB RUN S 333.97 FT, W 13 FT, E 130.43 FT TO POB.

ATRAC PROPERTIES LLC
295 NW COMMONS LP # 115-117
LAKE CITY, FL 32055

2026

30-3S-17-11655-000

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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

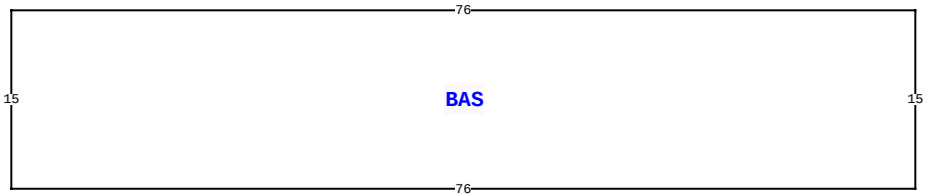
NEIGHBORHOOD/LOC 820317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	71,165
TOTALS	1,140			1,140	71,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	114.5000	107.63	122,698	2011	2011	10	0	0	32.00	58.00

2 MANUF 1 0% - 2023 Heated Area: 1140 HX Base Yr



945 NW EARLY ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,165
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,300
TOTAL MARKET VALUE	92,465
SOH/AGL Deduction	0
ASSESSED VALUE	92,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,465
TOTAL JUST VALUE	92,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01863	M H	200	08/23/2010
00000001	M H	25	04/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2077	2/07/2022	WD	Q	I	01	95,000
GRANTOR: FEAGLE CHRISTINA J						
GRANTEE: ATRAC PROPERTIES LL						
1201/0466	9/08/2010	WD	U	I	11	100
GRANTOR: EARL & FAYE M PEELER						
GRANTEE: CHRISTINA J FEAGLE						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,300.00	14,300.00	14,300							

REVIEW DATE 11/16/2015 BY DF Total Acres: 1.00 Total Land Value: 14,300 Market: 0 Agricultural: 0 Common: 14,300 PRINTED 10/02/2025 BY SYS