LOT 2 PARKWOOD S/D.
611-706, 840-1283, PB 1016-1900,

LAVIGNE ROBERT JOSEPH
126 SE DORETHA TERR
LAKE CITY, FL 32025

2026

31-4S-18-10519-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

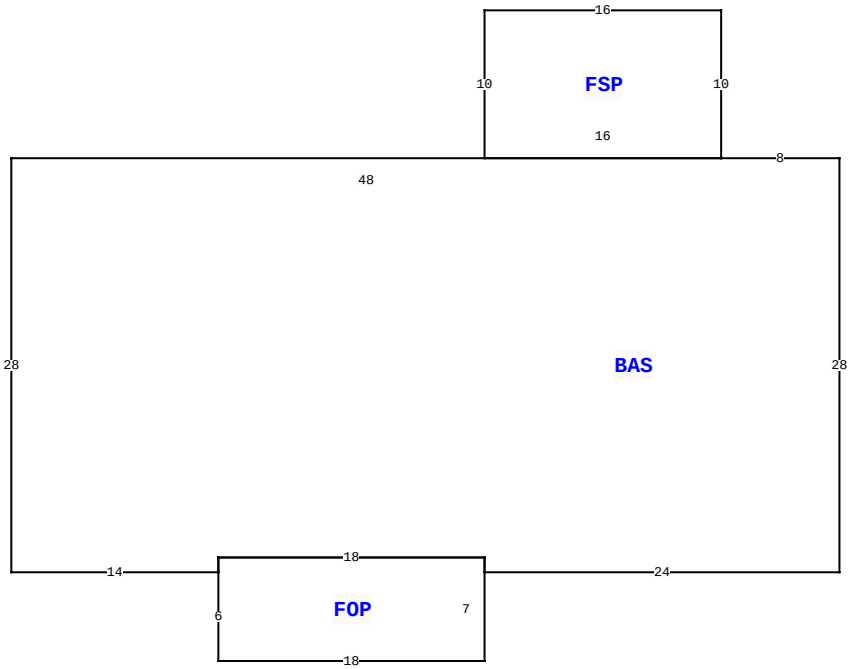
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	43,115
FOP	126	35		44	1,224
FSP	160	40		64	1,780
TOTALS	1,836			1,658	46,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,658	115.9000	69.54	115,297	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1550 HX Base Yr 2009



126 SE DORETHA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,119
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		62,219
SOH/AGL Deduction		32,531
ASSESSED VALUE		29,688
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,688
TOTAL JUST VALUE		62,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,219

XFOB:1:1: PALM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0840/1283	6/03/1997	WD	Q	I		49,000
GRANTOR: MORRELL						
GRANTEE: TOTTEN						
0611/0706	12/01/1986	WD	Q	V		8,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N10 W16 S10 E16$ W48 S28 E14 FOP= S6 E18 N7 W18 S1$ N1 E18 S1 E24 N28$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	15,000.00	7,500.00	7,500							

REVIEW DATE 09/28/2015 BY DF Total Acres: 4.01 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 10/10/2025 BY SYS