COMM SW COR OF NW1/4 OF SW1/4,
RUN E 60 FT, N 684.34 FT FOR
POB, CONT N 214.45 FT, E

ALLEN EDDIE L
193 NW SENIOR CT
LAKE CITY, FL 32055

2026

33-2S-16-01818-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

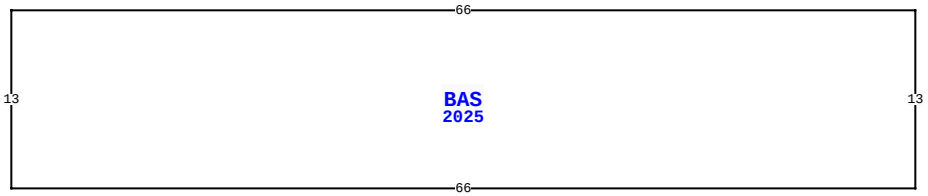
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	2025	858	94,477
TOTALS	858			858	94,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	858	113.5000	112.36	96,405	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 0% - 2025 Heated Area: 858 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,477
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	9,286
TOTAL MARKET VALUE	111,063
SOH/AGL Deduction	0
ASSESSED VALUE	111,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,063
TOTAL JUST VALUE	111,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049723	Mobile Home		05/03/2024
25959	M H	364	06/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/1637	6/27/2002	WD	Q	V	06	100
GRANTOR: WILLIE B & ONI ALLEN						
GRANTEE: EDDIE L ALLEN						
0307/0710	7/13/1973	WD	Q	V	01	127
GRANTOR: DRISKELL, MUSKEWITZ &						
GRANTEE: ROBERT H & DORA J N						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

193 NW SENIOR CT, LAKE CITY

BUILDING NOTES

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	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,14] E66 S13 W66 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		A-1	0.00	0.00	0.85	AC		1.00	1.00	1.15	9,500.00	10,925.00	9,286							

REVIEW DATE 06/04/2024 BY randall Total Acres: 0.85 Total Land Value: 9,286 Market: 0 Agricultural: 0 Common: 9,286 PRINTED 11/21/2025 BY SYS