E DIV: LOTS 11 & 12 BLOCK A BEND
(NW1/4 OF NW1/4).

KELSEY AVERY
142 NE ARCADIA CT
LAKE CITY, FL 32055

2026

33-3S-17-12843-000

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	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

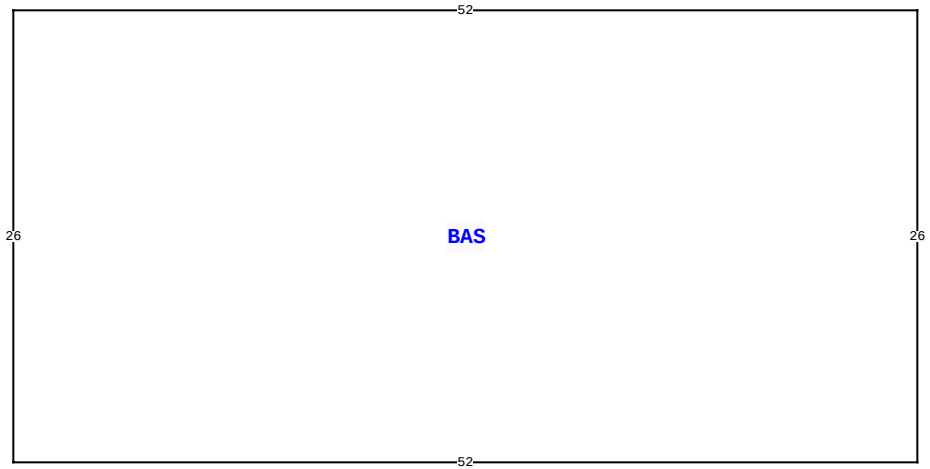
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	98,436
TOTALS	1,352			1,352	98,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,352	113.9000	107.07	144,759	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 100% - 2019 Heated Area: 1352 HX Base Yr 2019



142 NE ARCADIA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		98,436
TOTAL MARKET OB/XF VALUE		2,180
TOTAL LAND VALUE - MARKET		10,925
TOTAL MARKET VALUE		111,541
SOH/AGL Deduction		41,285
ASSESSED VALUE		70,256
TOTAL EXEMPTION VALUE	HX HB	45,256
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00114	M H	200	03/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/2500	12/30/2010	WD	U	I	11	100
GRANTOR: DENNIS H & CINDY BRAN						
GRANTEE: AVERY KELSEY						
1031/2498	11/30/2004	QC	Q	I	01	4,700
GRANTOR: AVERY A MURPHY KELSEY						
GRANTEE: DENNIS H & CINDY BR						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2013	2013	3	100	540	
3	0296	SHED METAL	0	100	10	16	160.00	UT	9.00	9.00	100	2013	2013	3	100	1,440	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,180

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		*RSF-1	100.00	115.00	11,500.00	SF		1.00	1.00	1.00	0.95	0.95	10,925							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.26 Total Land Value: 10,925 Market: 0 Agricultural: 0 Common: 10,925 PRINTED 10/10/2025 BY SYS