LOT 43 EASTSIDE VILLAGE S/D.
658-502, QC 1309-1917, QC 1311-2

GONZALES CLAUDE
168 SE BECKY TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

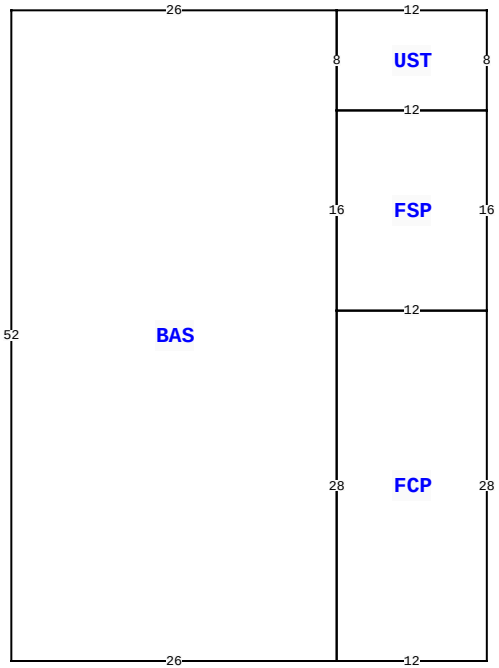
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	38,256
FCP	336	25		84	2,377
FSP	192	40		77	2,179
UST	96	45		43	1,217
TOTALS	1,976			1,556	44,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,556	117.9000	70.74	110,071	1986	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1352 HX Base Yr



244 SE BECKY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	44,028
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	72,228
SOH/AGL Deduction	0
ASSESSED VALUE	72,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,228
TOTAL JUST VALUE	72,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1211	10/15/2024	WD	Q	I	01	95,000
GRANTOR: HERSTINE VERNA RUTH						
GRANTEE: GONZALES CLAUDE						
1311/2538	3/23/2016	WD	U	I	14	100
GRANTOR: LOUISE CAMPBELL (THRU						
GRANTEE: VERNA RUTH HERSTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S52 E26 FCP= E12 N28 W12 S28$ N28 FSP= E12 N16W12 S16$ N16 UST= E12 N8 W12 S8$ N8$.

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	0166	CONC,PAVMT	0	0	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/04/2024 BY TP Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/14/2025 BY SYS