LOT 46 EASTSIDE VILLAGE S/D.
742-1730, DC 821-189, 821-190, 8

HOHMANN JEANNIE
247 SE BECKY TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-146

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

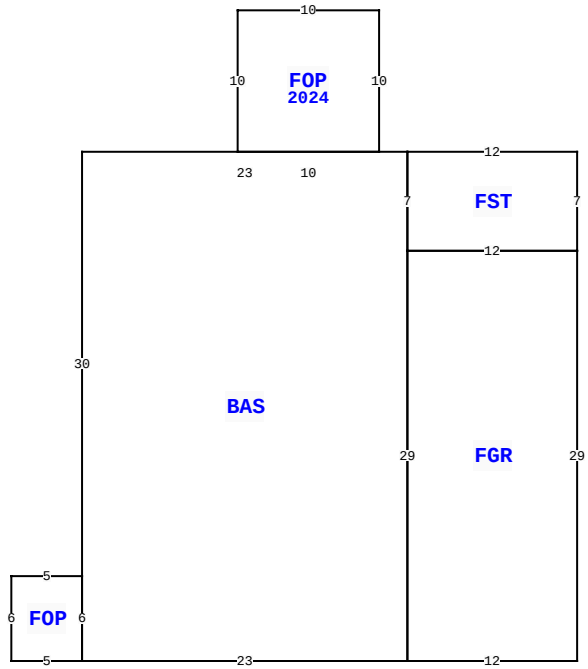
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	828	100		828	82,867
FGR	348	55		191	19,115
FOP	30	35		10	1,001
FOP	100	35	2024	35	3,503
FST	84	55		46	4,604
TOTALS	1,390			1,110	111,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,110	117.0000	109.98	122,078	1987	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2024 Heated Area: 828 HX Base Yr 2024



247 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		111,091
TOTAL MARKET OB/XF VALUE		1,710
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		135,301
SOH/AGL Deduction		48,231
ASSESSED VALUE		87,070
TOTAL EXEMPTION VALUE	HX HB WX SX	87,070
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,743

XFOB:5:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/365	10/31/2023	WD	Q	I	01	140,000
GRANTOR: MORRISON CAROL A						
GRANTEE: HOHMANN JEANNIE						
1460/1373	2/25/2022	WD	Q	I	01	129,900
GRANTOR: SMITH ORVILLE JAY						
GRANTEE: MORRISON CAROL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S30 S6 E23 N29 N7 $
FGR=[ORIG=0,36] E12 N29 W12 S29 $
FST=[ORIG=0,7] E12 N7 W12 S7 $
FOP=[ORIG=-23,30] W5 S6 E5 N6 $
FOP=[YR=2024;ORIG=-12,0] N10 E10 S10 W10 $
.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0296	SHED METAL	0	100	8	16	128.00	UT	7.50	7.50	100	1993	1993	3	100	960	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,710

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

REVIEW DATE 11/07/2023 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/14/2025 BY SYS