LOT 51 EASTSIDE VILLAGE S/D.
657-36, 695-334, 924-2307, WD 11

HAYES PHILLIP THOMAS/HAYES DONNA JEAN
193 SE BECKY TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

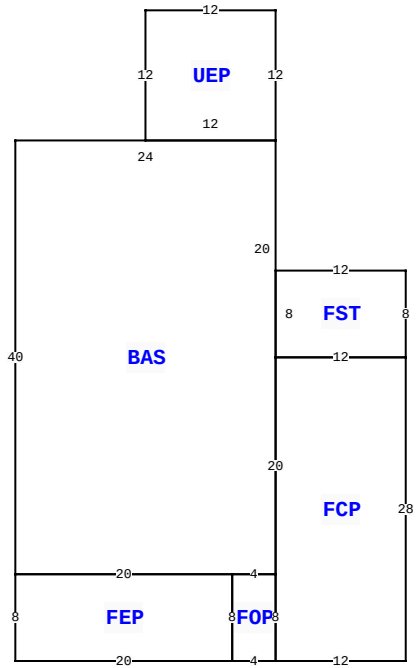
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	960	100		960	49,884
FCP	336	25		84	4,365
FEP	160	85		136	7,067
FOP	32	35		11	571
FST	96	55		53	2,754
UEP	144	70		101	5,248
TOTALS	1,728			1,345	69,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,345	103.1000	61.86	83,202	1988	2017	0	0	0	16.00	84.00

1 MOBILE HME 100% - 2020 Heated Area: 960 HX Base Yr 2020



193 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		69,890
TOTAL MARKET OB/XF VALUE		2,632
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		95,022
SOH/AGL Deduction		26,118
ASSESSED VALUE		68,904
TOTAL EXEMPTION VALUE	HX HB VX BX SX	68,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,686

XFOB:6:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047425	Roof Replacement	7,250	06/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0544	1/25/2019	WD	Q	I	01	67,000
GRANTOR: DAVID B & CARMEN RATL						
GRANTEE: PHILLIP THOMAS & DO						
1352/1404	1/31/2018	WD	Q	I	01	61,000
GRANTOR: ILANIA HEIGH FOWLER-H						
GRANTEE: DAVID B & CARMEN RA						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N12 W12 S12 E12$ BAS= W24 S40 FEP= S8 E20 N8 W20$ E20 FOP= S8 E4 N8 W4$ E4FCP= S8 E12 N28 W12 S20$ N20 FST= E12 N8 W12 S8 $ N20$.

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	1,000	
2	0081	DECKING WI	0	100	12	16	192.00	UT	8.50	8.50	100	2010	2010	3	100	1,632	

LAND DESCRIPTION

TOTAL OB/XF 2,632

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 07/19/2023 BY jerry Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/14/2025 BY SYS