COMM NE COR OF NE1/4 OF SW1/4 OF 321.25 FT, S 481.50 FT FOR POB, TO N R/W OF HOPEFUL CIRCLE RD (N

FARAH DONALD/FARAH MICHAEL
133 SE RHETT PL
LAKE CITY, FL 32025

2026

35-4S-17-09030-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

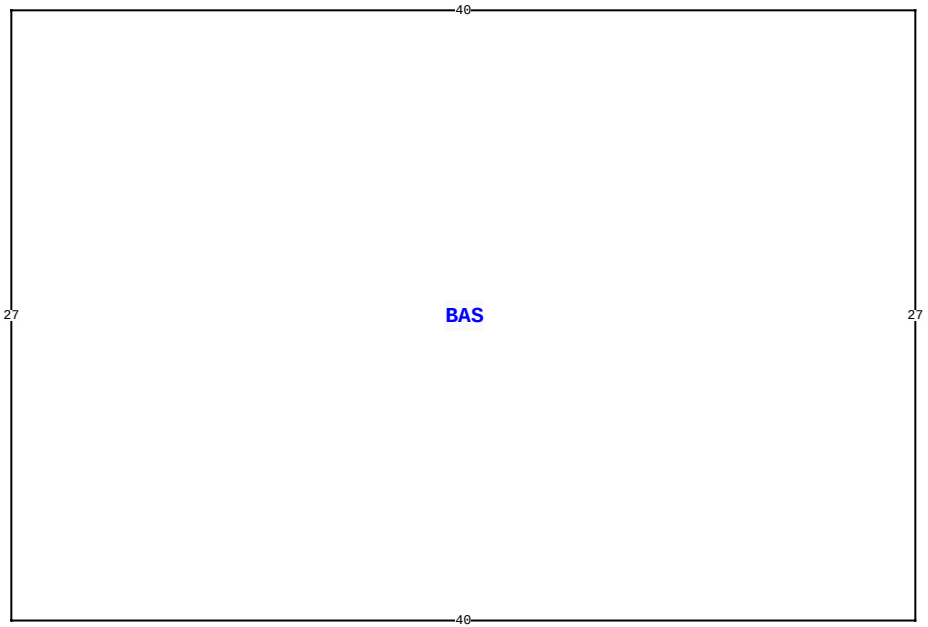
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	02	MIN PLYWD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	64,324
TOTALS	1,080			1,080	64,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	115.2000	108.29	116,953	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1080 HX Base Yr 2025



133 SE RHETT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,324
TOTAL MARKET OB/XF VALUE		7,755
TOTAL LAND VALUE - MARKET		14,140
TOTAL MARKET VALUE		86,219
SOH/AGL Deduction		0
ASSESSED VALUE		86,219
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,497
TOTAL JUST VALUE		86,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1138	8/27/2024	WD	Q	I	01	100,000
GRANTOR: BOUSQUET BRUCE DAVID						
GRANTEE: FARAH DONALD						
1522/1135	8/22/2024	TR	U	I	11	100
GRANTOR: BOUSQUET BRUCE TRUST						
GRANTEE: BOUSQUET BRUCE DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

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	0261	PRCH, UOP	0	100	9	30	270.00	UT	1.50	1.50	100	2017	2017	3	100	405	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	50	2012	2012	3	50	350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,755

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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 01/21/2025 BY TP Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/18/2025 BY SYS