

LAKE CITY I REVOCABLE TRUST AGREEMENT
1401 W HIGHWAY 50, LOT 128
CLERMONT, FL 34711

35-4S-17-09030-027

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure

0503AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Stories

12040814080304MODULAR MT 100 PLYWOOD 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100 2 100 1 100 1. 100

Architectural Units Condition Adj Kitchen Adjus

010301CONV 100 0 100 03 03 100 01 01 100

Quality

0303

DOR CODE

2802MH PARK

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

35417.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS66010066015,811

TOTALS

66066015,811

EXTRA FEATURES

119 SE ANTHONY LOOP, LAKE CITY

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHTH FACT% CONDYEAR TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE11/20/2023BYjerryTotal Acres: 4.77Total Land Value: 73,205Market: 0Agricultural: 0Common: 73,205PRINTED 11/21/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYBEYB

ECONFNCTNORM% COND

08000266099.810059.8939,527198319830060.0040.00

4 MOBILE HME0%-0Heated Area: 660HX Base Yr

BAS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE345,343

TOTAL MARKET OB/XF VALUE77,514

TOTAL LAND VALUE - MARKET73,205

TOTAL MARKET VALUE496,062

SOH/AGL Deduction18,229

ASSESSED VALUE477,833

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE477,833

TOTAL JUST VALUE496,062

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE496,062

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1360/16885/17/2018TRU I30100

GRANTOR: GEORGE E & SANDRA KAY

GRANTEE: GEORGE E & SANDRA K

1048/05456/01/2005WDQ I400,000

GRANTOR: ANTHONY G & ROSE L FI

GRANTEE: GEORGE E & SANDRA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 N12\$.

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