NW DIV: COMM INTERS OF N R/W WIL
CAMPBELL ST, NEAR E LINE OF BLOC
RUN N ALONG R/W, 166.80 FT, W 15

AKIEN JEANNIE J/THOMAS-VANOVER DEIDRA
703 NW WILSON ST
LAKE CITY, FL 32055

**2027**

**00-00-00-11431-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 5 100 |
| Bathrooms | | 3 100 |
| 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 07

NEIGHBORHOOD/LOC 820317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,793 | 100 | | 2,793 | 133,138 |
| FOP | 175 | 35 | | 61 | 2,908 |
| UOP | 96 | 25 | | 24 | 1,144 |
| TOTALS | 3,064 | | | 2,878 | 137,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,878 | 113.9000 | 105.93 | 304,867 | 1999 | 1999 | 10 | 0 | 0 | 45.00 | 45.00 |

2 MANUF 1 100% - 2021 Heated Area: 2793 HX Base Yr 2008
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

703 NW WILSON ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 137,190 |
| TOTAL MARKET OB/XF VALUE | | 2,000 |
| TOTAL LAND VALUE - MARKET | | 8,468 |
| TOTAL MARKET VALUE | | 147,658 |
| SOH/AGL Deduction | | 52,747 |
| ASSESSED VALUE | | 94,911 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 43,500 |
| TOTAL JUST VALUE | | 147,658 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 149,134 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044204 | Remodel | 8,561 | 04/18/2022 |
| 1487 | M H | 25 | 03/04/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/845 | 12/29/2021 | QC | U | I | 11 | 100 |
| GRANTOR: AKIEN JEANNIE | | | | | | |
| GRANTEE: AKIEN JEANNIE | | | | | | |
| 1115/2673 | 4/09/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: JEANNE AKIEN | | | | | | |
| GRANTEE: JEANNIE AKIEN & DEI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

NULL

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 600 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,000

| 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 | | | 0.00 | 0.00 | 13,026.50 | SF | | 1.00 | 1.00 | 0.65 | 0.50 | 0.33 | 4,234 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | | 0.00 | 0.00 | 13,026.50 | SF | | 1.00 | 1.00 | 0.65 | 0.50 | 0.33 | 4,234 | | | | | | | |

REVIEW DATE 11/04/2015 BY DF Total Acres: 0.60 Total Land Value: 8,468 Market: 0 Agricultural: 0 Common: 8,468 PRINTED 11/17/2026 BY SYS