NW DIV: SE1/4 OF NE1/4 BLOCK E.
643-397, QC 1071-784, TD 1275-50

JENRETTE DANNY J/HUA TRUCQUYNH T
204 NW EMPORIA GLN
LAKE CITY, FL 32055

2027

00-00-00-11512-006

BUILDING CHARACTERISTICS

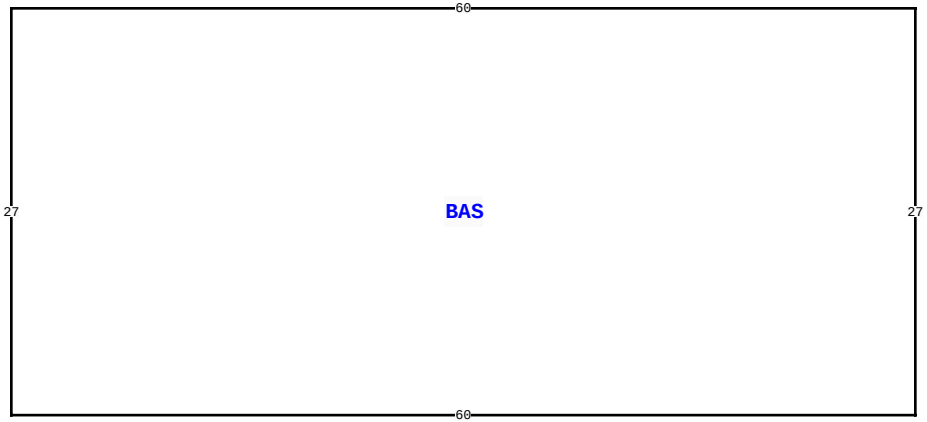
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,620	100		1,620	74,220
TOTALS	1,620			1,620	74,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,620	104.1300	83.30	134,946	2010	2010	10	0	0	35.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 1620 HX Base Yr



862 NW GEORGIA AVE, LAKE CITY

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

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,220
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	4,438
TOTAL MARKET VALUE	85,658
SOH/AGL Deduction	0
ASSESSED VALUE	85,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,658
TOTAL JUST VALUE	85,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00470	M H	0	06/30/2015
00594			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/492	9/22/2026	WD	Q	I	01	118,000
GRANTOR: ATRAC PROPERTIES LLC						
GRANTEE: JENRETTE DANNY J						
1466/2292	5/11/2022	WD	Q	I	01	80,000
GRANTOR: COMPTON AARON						
GRANTEE: ATRAC PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		00	0.00	0.00	8,875.00	SF		1.00	1.00	1.00	0.50	0.50	4,438							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.20 Total Land Value: 4,438 Market: 0 Agricultural: 0 Common: 4,438 PRINTED 11/17/2026 BY SYS