NE1/4 OF NE1/4 OF NE1/4.

ORB 425-574-75, 597-047,

RIKER CHARLES A
390 NW BREEZE GLN
LAKE CITY, FL 32055

2027

01-3S-16-01901-003

BUILDING CHARACTERISTICS

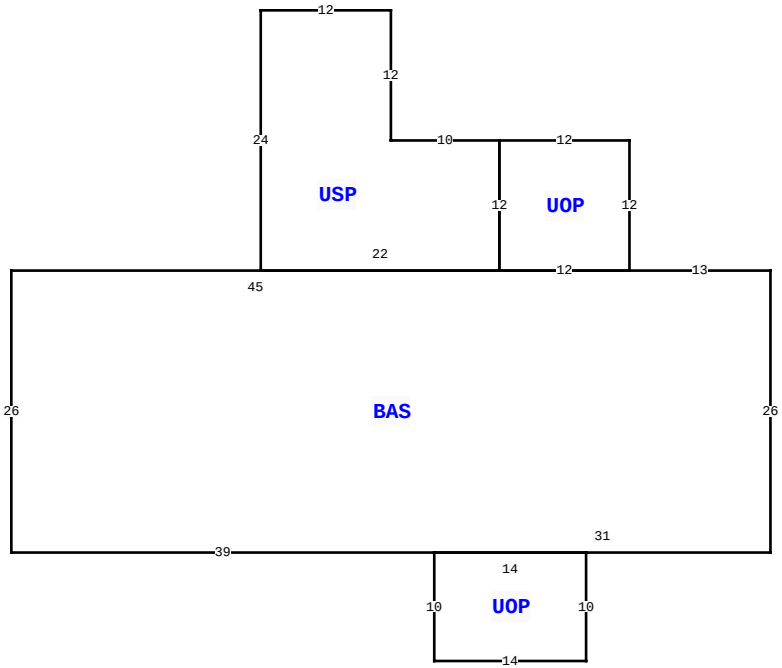
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	142,667
UOP	140	25		35	2,744
UOP	144	25		36	2,822
USP	408	35		143	11,210
TOTALS	2,512			2,034	159,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,034	113.9000	105.93	215,462	2013	2013	0	0	0	26.00	74.00

3 MANUF 1 100% - 2024 Heated Area: 1820 HX Base Yr 2024



390 NW BREEZE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,442
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		237,942
SOH/AGL Deduction		5,633
ASSESSED VALUE		232,309
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		130,898
TOTAL JUST VALUE		237,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32552	M H	375	12/18/2014
23338	M H	0	06/29/2005
09988	M H	100	07/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/2882	8/09/2004	QC	U	I	11	100
GRANTOR: GEORGE PAMALA LEE						
GRANTEE: RIKER CHARLES A						
0983/1269	5/16/2003	WD	Q	I		90,000
GRANTOR: FRANK ZLOMSOWITCH						
GRANTEE: PAMALA LEE GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N12 W12 S12 E12$ W12 USP= N12 W10 N12 W12 S24 E22$ W45 S26 E39 UOP= S10 E14 N10 W14$ E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	6.00	AC		1.00	1.00	1.35	8,000.00	10,800.00	64,800							
2	9630	C	SWAMP	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	800.00	800.00	3,200							

REVIEW DATE 05/04/2023 BY JB Total Acres: 10.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 11/17/2026 BY SYS