E1/2 OF LOT 3 & ALL OF LOT 4, CA
S/D UNIT 1.

CRAY ANGELICA
544 NW DICKS RD
LAKE CITY, FL 32055

**2027**

**01-3S-16-01910-003**

## 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 | 13 | LAM/VNLPLK 100 |
| 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 |
| Quality | 05 | 05 |

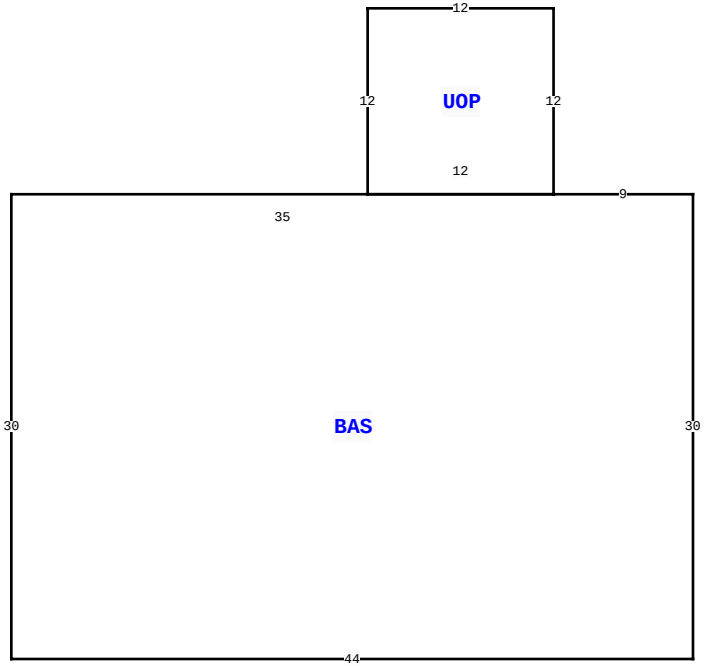
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 1316.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,320 | 100 | | 1,320 | 115,406 |
| UOP | 144 | 25 | | 36 | 3,147 |
| TOTALS | 1,464 | | | 1,356 | 118,555 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,356 | 119.0000 | 110.67 | 150,069 | 2007 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 1 100% - 2025 Heated Area: 1320 HX Base Yr 2025




544 NW DICKS ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 118,555 |
| TOTAL MARKET OB/XF VALUE | | 8,300 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 144,855 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 144,855 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 93,444 |
| TOTAL JUST VALUE | | 144,855 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 146,129 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25696 | M H | 409 | 04/04/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/1579 | 1/05/2024 | WD | Q | I | 01 | 170,000 |
| GRANTOR: SARAZIN RONALD | | | | | | |
| GRANTEE: CRAY ANGELICA | | | | | | |
| 1470/883 | 6/29/2022 | WD | U | I | 37 | 120,000 |
| GRANTOR: 11 ELEVEN PROPERTIES | | | | | | |
| GRANTEE: SARAZIN RONALD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W9 UOP= N12 W12 S12 E12$ W35 S30 E44 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 8,300

| 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 | | RSF/MH | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 18,000 | | | | | | | |

REVIEW DATE 01/22/2024 BY TP Total Acres: 1.50 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS