W1/2 OF THE DESC PROPERTY: COMM OF NW1/4, RUN W 420 FT FOR POB, N 210 FT, E 420 FT, S 210 FT TO

LIGHTBODY THOMAS W LIVING TRUST DATED AUGUST 8, 20
228 SW FREEMAN GLN
LAKE CITY, FL 32024

2027

01-5S-16-03388-003

BUILDING CHARACTERISTICS

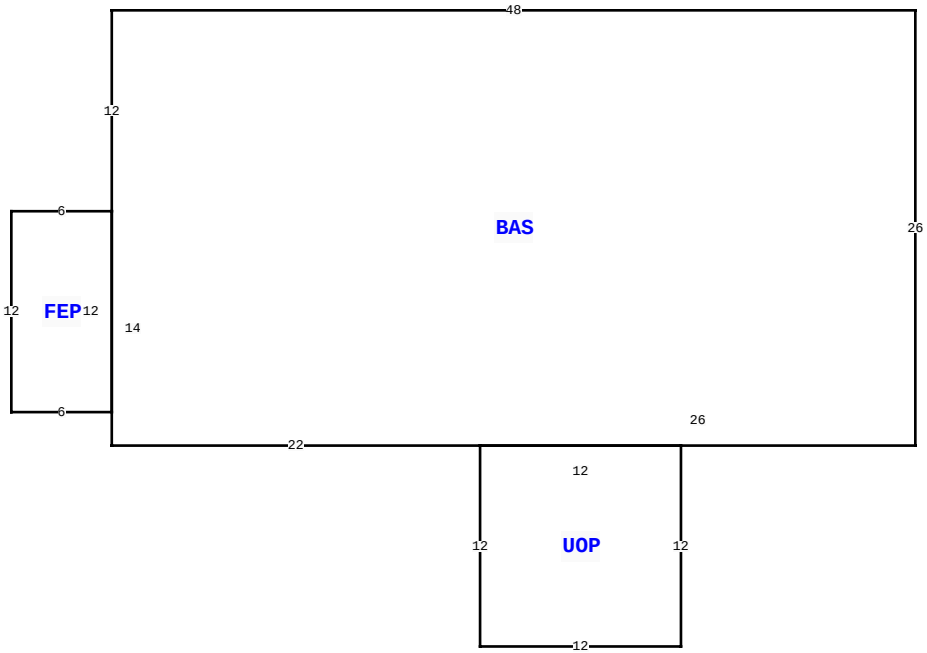
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	87,740
FEP	72	85		61	4,289
UOP	144	25		36	2,531
TOTALS	1,464			1,345	94,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,345	116.3000	108.16	145,475	1994	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1248 HX Base Yr



228 SW FREEMAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0296	SHED METAL	0	0	14	12	168.00	UT	12.00	12.00	100	2004	2004	3	100	2,016	
2	0041	BARN,MACH	0	0	22	25	550.00	UT	8.00	8.00	100	2004	2004	3	100	4,400	
3	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 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,559
TOTAL MARKET OB/XF VALUE	13,416
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	130,975
SOH/AGL Deduction	0
ASSESSED VALUE	130,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,975
TOTAL JUST VALUE	130,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,989

SALE:3:1: 2 ACRES NOT CONSISTENT WITH SALES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1276	4/28/2025	WD	Q	I	01	169,900
GRANTOR: NICHOLS PETER D						
GRANTEE: LIGHTBODY THOMAS W						
1535/599	3/08/2025	QC	U	I	11	0
GRANTOR: DEARBORN INC						
GRANTEE: NICHOLS PETER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 FEP= W6 S12 E6 N12$ S14 E22 UOP= S12 E12 N12 W12$ E26 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,416

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS