

COMM SE COR OF SEC 2, W 617.23 F
41, N 31 DEG W ALONG R/W 791.98
FOR POB, S 169.77 FT, W 352.50 F

TREVERROW EDWARD JR
472 NW DAVID DR
LAKE CITY, FL 32055

2026

02-3S-16-01946-035

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	06
NEIGHBORHOOD/LOC	2316.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
BAS	1,248	100	
PTO	252	5	
UEP	288	70	
UGR	576	45	
UOP	96	25	
UOP	384	25	
TOTALS	3,324		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 0									
Heated Area: 1728 HX Base Yr												
BLD DATE						LGL DATE	05/18/2023					MLU
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,474
TOTAL MARKET OB/XF VALUE			19,388
TOTAL LAND VALUE - MARKET			17,810
TOTAL MARKET VALUE			100,672
SOH/AGL Deduction			40,618
ASSESSED VALUE			60,054
TOTAL EXEMPTION VALUE	HX HB		31,243
BASE TAXABLE VALUE			28,811
TOTAL JUST VALUE			100,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050442	Mobile Home		07/25/2024
000050369	Right-of-Way Acce		07/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/883	11/06/2024	LE U		I	14	100
GRANTOR: TREVERROW EDWARD JR						
GRANTEE: TREVERROW MARINELL						
0638/0755	12/01/1987	WD U		V		5,600
GRANTOR: FLEET FINANCE						
GRANTEE: TREVERROW EDWARD JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0040	BARN, POLE	0	100	16	20	320.00	UT	3.00	3.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	9.00	100
7	0251	LEAN TO W/	0	100	12	16	192.00	UT	4.00	4.00	100
8	0252	LEAN-TO W/	0	100	9	16	144.00	UT	3.00	3.00	100
9	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
17,188											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.37	AC	

BUILDING NOTES											
BUILDING DIMENSIONS BAS= W16 S2 UGR= W3 PTO= N12 W21 S12 E21\$ W21 S24 E24 N24\$ S24 UOP= S8 E48 N8 W48\$ E48 BAS= E20 N24W20 S24\$ N26 UEP= N12 W24 S12 E24\$ W24 UOP= N12 W8 S12 E8\$ W8\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.37	AC		1.00	1.00	1.00	13,000.00	13,000.00	17,810							

