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

2027

02-3S-16-01946-035

BUILDING CHARACTERISTICS

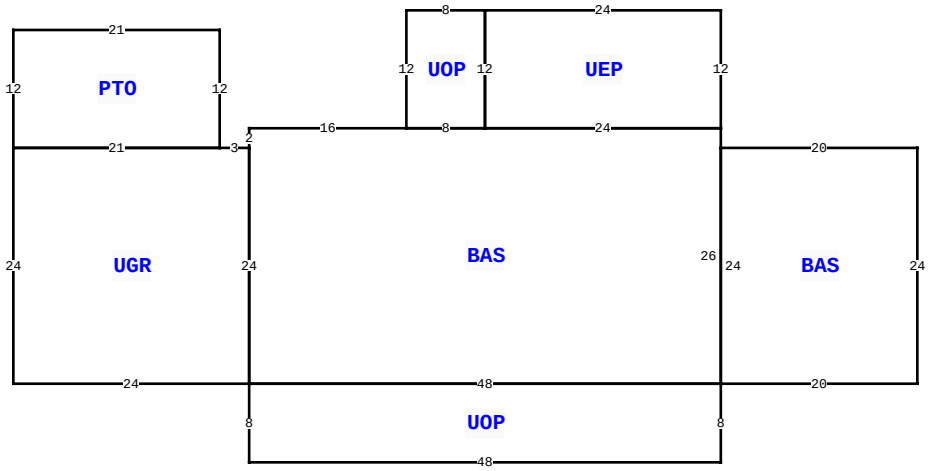
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	13,121
BAS	1,248	100		1,248	34,115
PTO	252	5		13	355
UEP	288	70		202	5,522
UGR	576	45		259	7,080
UOP	96	25		24	656
UOP	384	25		96	2,624
TOTALS	3,324			2,322	63,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,322	113.9000	68.34	158,685	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1728 HX Base Yr



472 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	16	20	320.00	UT	3.00	3.00	100	2006	2006	3	100	960	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	9.00	100	2006	2006	3	100	1,728	
7	0251	LEAN TO W/	0	100	12	16	192.00	UT	4.00	4.00	100	2006	2006	3	100	768	
8	0252	LEAN-TO W/	0	100	9	16	144.00	UT	3.00	3.00	100	2006	2006	3	100	432	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

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	38,550
ASSESSED VALUE	62,122
TOTAL EXEMPTION VALUE	HX HB 32,930
BASE TAXABLE VALUE	29,192
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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 17,188

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	1.37	AC		1.00	1.00	1.00	13,000.00	13,000.00	17,810							

REVIEW DATE 10/21/2024 BY JB Total Acres: 1.37 Total Land Value: 17,810 Market: 0 Agricultural: 0 Common: 17,810 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SEC 2, W 617.23 F
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LAKE CITY, FL 32055

2027

02-3S-16-01946-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/18/2023 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
13	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
14	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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

REVIEW DATE 10/21/2024 BY JB Total Acres: 1.37 Total Land Value: 17,810 Market: 0 Agricultural: 0 Common: 17,810 PRINTED 11/16/2026 BY SYS