LOT 33 ROLLING HILLS UNR.
BEG NE COR OF SW1/4, S TO C/L OF
ALONG C/L 360.78 FT, N 482.55 FT

HOMAN CONSTANCE L/FARROW MARK ALAN
273 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2027

02-6S-17-09553-013

BUILDING CHARACTERISTICS

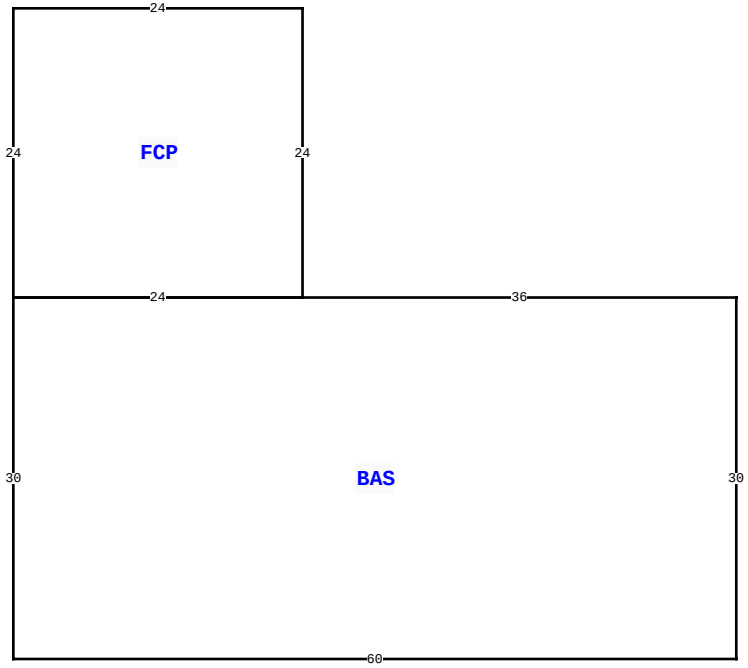
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	160,264
FCP	576	25		144	12,822
TOTALS	2,376			1,944	173,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,944	113.1000	108.58	211,080	2016	2016	0	0	0	18.00	82.00

1 MANUF 2 100% - 2023 Heated Area: 1800 HX Base Yr 2023



273 SE ROLLING HILLS DR, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,086
TOTAL MARKET OB/XF VALUE	15,640
TOTAL LAND VALUE - MARKET	49,000
TOTAL MARKET VALUE	237,726
SOH/AGL Deduction	2,943
ASSESSED VALUE	234,783
TOTAL EXEMPTION VALUE	SX HX HB 101,411
BASE TAXABLE VALUE	133,372
TOTAL JUST VALUE	237,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,526

PRMT:1:1: POWER FOR SHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33714	M H	657	01/21/2016
19675	M H	125	06/24/2002
11873	PUMP/UTPOL	30	11/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/646	10/11/2022	WD	Q	I	01	270,000
GRANTOR: KING CODY						
GRANTEE: HOMAN CONSTANCE L						
1356/1385	3/22/2018	WD	Q	I	01	158,000
GRANTOR: WAYNE ROBERT GODSMARK						
GRANTEE: CODY KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FCP= N24 W24 S24 E24$ W24 S30 E60 N30$.

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	0031	BARN,MT AE	0	100	24	40	960.00	UT	9.00	9.00	100	2016	2016	3	100	8,640	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,640

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	3.92	AC		1.00	1.00	1.00	12,500.00	12,500.00	49,000							

REVIEW DATE 02/16/2023 BY CP Total Acres: 3.92 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/17/2026 BY SYS