LOT K ROLLING GREEN HILLS UNR.
COMM SE COR OF SEC, RUN W 612.26
TO S R/W OF CO RD, W ALONG R/W 2

FIELD CODY
294 SE PLEASURE PL
LAKE CITY, FL 32025

**2027**

**02-6S-17-09553-051**

## BUILDING CHARACTERISTICS

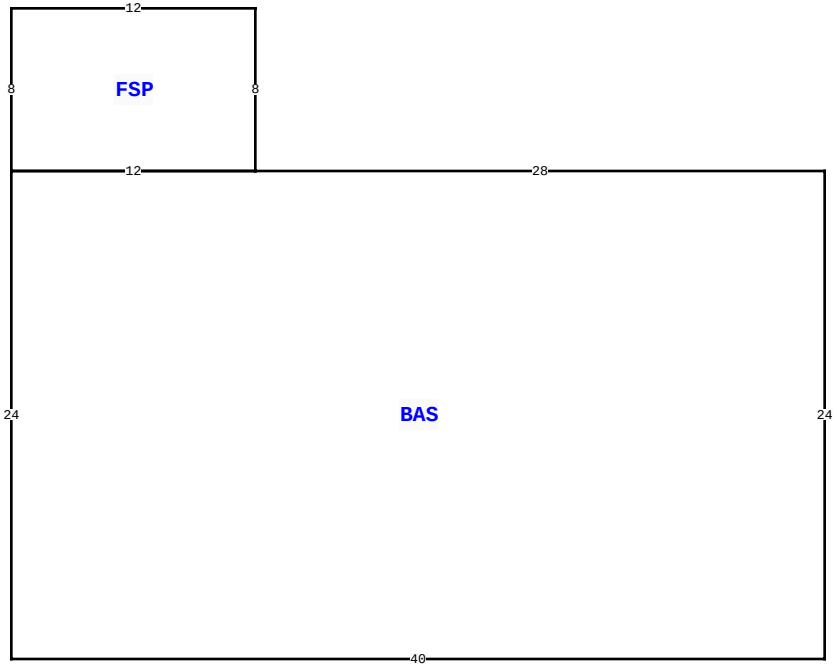
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| 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 | 960 | 100 | | 960 | 21,070 |
| FSP | 96 | 40 | | 38 | 834 |
| TOTALS | 1,056 | | | 998 | 21,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 998 | 91.4490 | 54.87 | 54,760 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2026 Heated Area: 960 HX Base Yr




294 SE PLEASURE PL, 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 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 20 | 1.00 | UT | 1,500.00 | 1,500.00 | 50 | 1996 | 1996 | 3 | 50 | 750 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 8 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 50 | 2005 | 2005 | 3 | 50 | 540 | |
| 5 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 21,904 |
| TOTAL MARKET OB/XF VALUE | 9,790 |
| TOTAL LAND VALUE - MARKET | 20,520 |
| TOTAL MARKET VALUE | 52,214 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 52,214 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,214 |
| TOTAL JUST VALUE | 52,214 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,214 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055394 | Mobile Home | | 03/31/2026 |
| 000055292 | Right-of-Way Acce | | 03/23/2026 |
| 000054130 | Electrical Servic | | 09/23/2025 |
| 11378 | M H | 125 | 07/08/1996 |
| 11133 | M H | 75 | 05/10/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/1365 | 9/17/2025 | WD | U | I | 11 | 100 |
| GRANTOR: FLORIDA HOLDINGS TRUS | | | | | | |
| GRANTEE: FIELD CODY | | | | | | |
| 1542/2771 | 6/19/2025 | TD | U | I | 18 | 35,000 |
| GRANTOR: DUDLEY CANDIS | | | | | | |
| GRANTEE: FLORIDA HOLDINGS TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 FSP= N8 W12 S8 E12$W12 S24 E40 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 9,790

| 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 | 1.14 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 20,520 | | | | | | | |

REVIEW DATE 05/11/2026 BY kellen Total Acres: 1.14 Total Land Value: 20,520 Market: 0 Agricultural: 0 Common: 20,520 PRINTED 11/17/2026 BY SYS