LOT 44 DEER CREEK S/D PHASE 3

WD 1040-603, WD 1350-81, WD 1489

KASSEM GLENNA
143 SW TREY WAY
LAKE CITY, FL 32024

2027

03-4S-16-02732-544

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 06

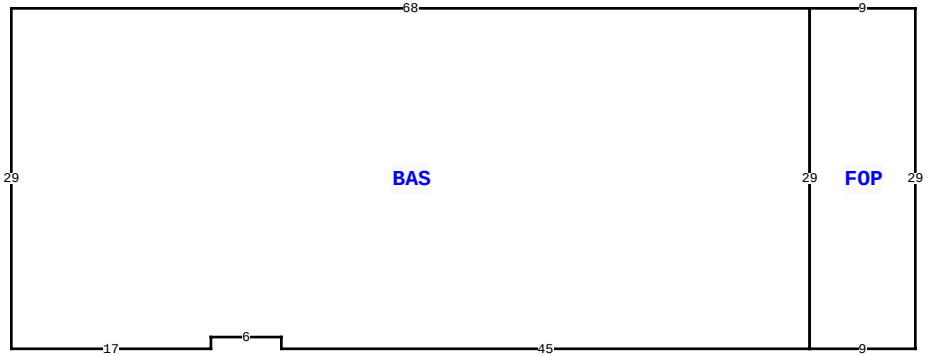
NEIGHBORHOOD/LOC 3416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	141,502
FOP	261	35		91	6,549
TOTALS	2,227			2,057	148,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,057	117.8000	110.73	227,772	2007	2010	0	0	0	35.00	65.00

1 MODULAR 1 0% - 2024 Heated Area: 1966 HX Base Yr



143 SW TREY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,052
TOTAL MARKET OB/XF VALUE	7,320
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	180,372
SOH/AGL Deduction	0
ASSESSED VALUE	180,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,372
TOTAL JUST VALUE	180,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26080	SFR	300	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1526	4/28/2023	WD	Q	I	01	230,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: KASSEM GLENNA						
1350/0081	11/30/2017	WD	U	I	11	100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: IRONWOOD HOMES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S29 E17 N1 E6 S1 E45 FOP= E9 N29 W9 S29$ N29 $.

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	0166	CONC,PAVMT	0	0	0	0	1,720.00	UT	3.00	3.00	50	2008	2008	3	50	2,580	
2	0296	SHED METAL	0	0	12	30	360.00	UT	9.00	9.00	100	2018	2018	3	100	3,240	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,320

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/27/2023 BY TP Total Acres: 0.36 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS