LOT 45 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1234-478, LE 129

DAVENPORT JAMES
157 SW TREY WAY
LAKE CITY, FL 32024

2027

03-4S-16-02732-545

BUILDING CHARACTERISTICS

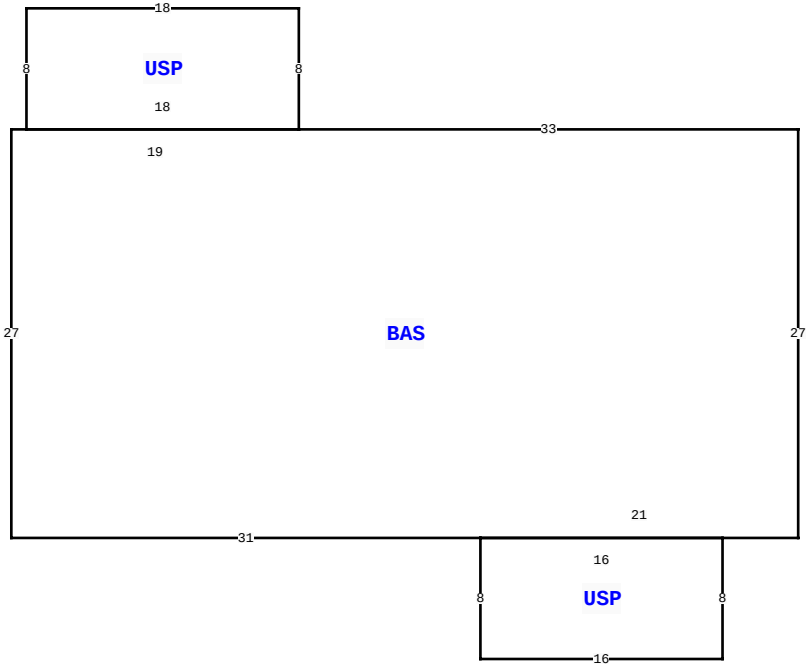
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE 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	1,404	100		1,404	144,604
USP	128	35		45	4,635
USP	144	35		50	5,150
TOTALS	1,676			1,499	154,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,499	117.9000	113.18	169,657	2012	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 2027 Heated Area: 1404 HX Base Yr



157 SW TREY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	0296	SHED METAL	0	0	16	24	384.00	UT	9.00	9.00	100	2012	2012	3	100	3,456	
2	0296	SHED METAL	0	0	8	12	96.00	UT	9.00	9.00	100	2012	2012	3	100	864	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	25	26	650.00	UT	8.00	8.00	100	2017	2017	3	100	5,200	
5	0166	CONC,PAVMT	0	0	12	55	660.00	UT	2.00	2.00	100	2012	2012	3	100	1,320	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,388
TOTAL MARKET OB/XF VALUE	19,840
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	199,228
SOH/AGL Deduction	0
ASSESSED VALUE	199,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,228
TOTAL JUST VALUE	199,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30183	M H	516	05/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/378	7/21/2026	QC	U	I	11	100
GRANTOR: PELLETIER CHRYSTAL GA						
GRANTEE: DAVENPORT JAMES						
1572/1809	7/16/2026	QC	U	I	11	100
GRANTOR: PELLETIER CHRYSTAL GA						
GRANTEE: PELLETIER CHRYSTAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 USP= N8 W18 S8 E18$ W19 S27 E31 USP= S8 E16 N8 W16$ E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 19,840

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 09/17/2025 BY TP Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS