THE W 188 FT OF NW1/4 OF NW1/4 L
N 231.70 FT. (CLOSING OF SW PUES
2002R-15 & REC IN ORB 956-2344)

THIBEAULT ROBERT/THIBEAULT JACQUELINE
935 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

**2027**

**03-4S-16-02738-001**

## BUILDING CHARACTERISTICS

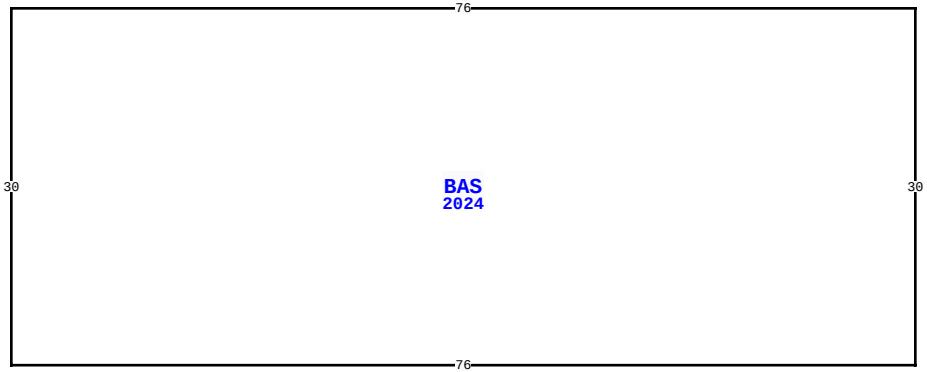
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 3416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,280 | 100 | 2024 | 2,280 | 231,039 |
| TOTALS | 2,280 | | | 2,280 | 231,039 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 2,280 | 113.5000 | 108.96 | 248,429 | 2021 | 2021 | 0 | 0 | 0 | 7.00 | 93.00 |

1 MANUF 2 100% - 2024 Heated Area: 2280 HX Base Yr 2024




935 SW DEPUTY J DAVIS LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | | 231,039 |
| TOTAL MARKET OB/XF VALUE | | 12,900 |
| TOTAL LAND VALUE - MARKET | | 39,825 |
| TOTAL MARKET VALUE | | 283,764 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 283,764 |
| TOTAL EXEMPTION VALUE | HX HB VP | 121,117 |
| BASE TAXABLE VALUE | | 162,647 |
| TOTAL JUST VALUE | | 283,764 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,181 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050353 | Electrical Servic | 0 | 07/15/2024 |
| 000045511 | Mobile Home | | 09/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/1620 | 6/07/2023 | LE | U | V | 14 | 100 |
| GRANTOR: THIBEAULT ROBERT | | | | | | |
| GRANTEE: HARGRAVES WENDY R ( | | | | | | |
| 1472/1259 | 3/07/2022 | WD | Q | V | 05 | 42,500 |
| GRANTOR: WRIGHT RICHARD & ANN | | | | | | |
| GRANTEE: THIBEAULT ROBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,7] E76 S30 W76 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2024 | 2023 | | 100 | 7,000 | |
| 2 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2024 | 2023 | | 100 | 500 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,900

| 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-2 | 0.00 | 0.00 | 1.77 | AC | | 1.00 | 1.00 | 1.25 | 18,000.00 | 22,500.00 | 39,825 | | | | | | | |

REVIEW DATE 03/20/2026 BY robin Total Acres: 1.77 Total Land Value: 39,825 Market: 0 Agricultural: 0 Common: 39,825 PRINTED 11/16/2026 BY SYS