LOT 3 SUZANNE S/D UNIT 2.
687-592, 816-387, 827-1224, WD 8

STEWARD AMON T
194 SE RACHEL WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-037

BUILDING CHARACTERISTICS

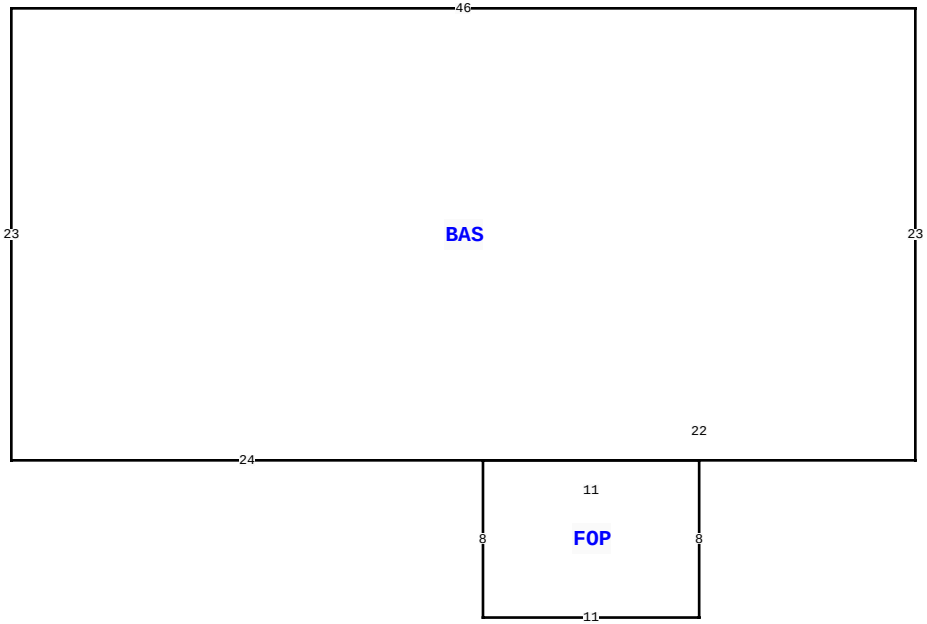
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	90,168
FOP	88	35		31	2,642
TOTALS	1,146			1,089	92,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,089	116.0000	107.88	117,481	1983	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2026 Heated Area: 1058 HX Base Yr 2026



194 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	9	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,810
TOTAL MARKET OB/XF VALUE		4,150
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		119,460
SOH/AGL Deduction		0
ASSESSED VALUE		119,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,049
TOTAL JUST VALUE		119,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,459

XFOB:1:1: HACI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052158	Roof Replacement	4,000	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1867	9/19/2025	WD	U	I	41	182,500
GRANTOR: LVPV PROPERTY MANAGEM						
GRANTEE: STEWARD AMON T						
1514/390	4/24/2024	WD	Q	I	01	58,000
GRANTOR: BRYAN JENNIFER						
GRANTEE: LVPV PROPERTY MANAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S23 E24 FOP= S8 E11 N8 W11$ E22 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,150

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/28/2026 BY TP Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS