LOT 6 SUZANNE S/D UNIT 3.

500-658, DC 1175-3224, TD 1225-1

CLIFTON KARI
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

03-4S-17-07570-080

BUILDING CHARACTERISTICS

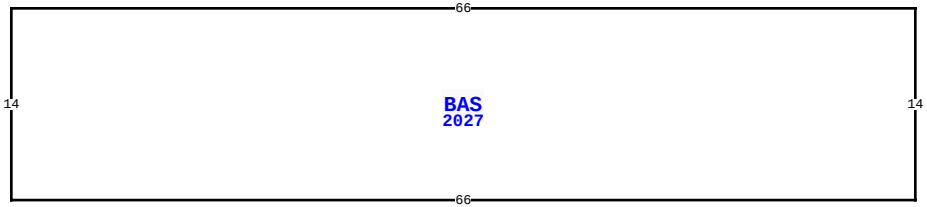
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2027	924	47,161
TOTALS	924			924	47,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	116.0000	92.80	85,747	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 924 HX Base Yr



188 SE FAYE LN, 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,161
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	72,661
SOH/AGL Deduction	0
ASSESSED VALUE	72,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,661
TOTAL JUST VALUE	72,661
NCON VALUE	47,161
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054717	Mobile Home		12/19/2025
000054343	Right-of-Way Acce		10/28/2025
7245	M H	60	06/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2640	9/17/2025	WD	U	I	11	100
GRANTOR: FLORIDA HOLDING TRUST						
GRANTEE: CLIFTON KARI						
1541/2223	4/17/2025	WD	U	I	11	100
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: FLORIDA HOLDING TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=10,12] E66 S14 W66 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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-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 justin Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS