LOT 7 SUZANNE S/D UNIT 3.
WD 1036-1246, LE 1108-2710, DC 1

FREEMAN STEVEN
168 SE FAYE LN
LAKE CITY, FL 32025

2027

03-4S-17-07570-081

BUILDING CHARACTERISTICS

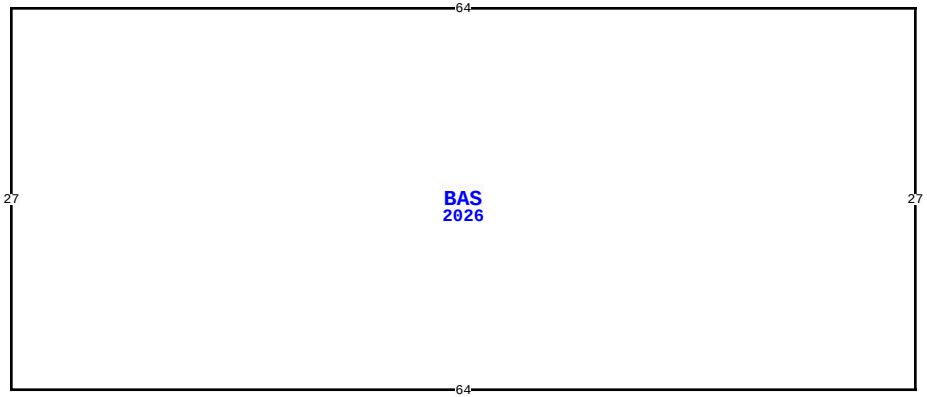
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2026	1,728	114,815
TOTALS	1,728			1,728	114,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	113.0000	67.80	117,158	2024	2024	0	0	0	2.00	98.00

2 MOBILE HME 100% - 2026 Heated Area: 1728 HX Base Yr 2026



168 SE FAYE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,815
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		140,315
SOH/AGL Deduction		0
ASSESSED VALUE		140,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,904
TOTAL JUST VALUE		140,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053085	Mobile Home		05/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/277	9/24/2025	WD	Q	I	01	205,000
GRANTOR: HOMETOWN INVESTORS LL						
GRANTEE: FREEMAN STEVEN						
1532/774	1/30/2025	WD	Q	I	01	40,000
GRANTOR: HARPER SPENCER						
GRANTEE: HOMETOWN INVESTORS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,14] E64 S27 W64 N27 $
.

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	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 3,000

LAND DESCRIPTION

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 11/12/2025 BY TP Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS