LOTS 9 & 10 SUZANNE S/D UNIT 3
ORB 507-479, LIFE EST 809-1,

KOSHENINA GAIL S/KOSHENINA DANIEL F
112 SE FAYE LANE
LAKE CITY, FL 32025

2027

03-4S-17-07570-083

BUILDING CHARACTERISTICS

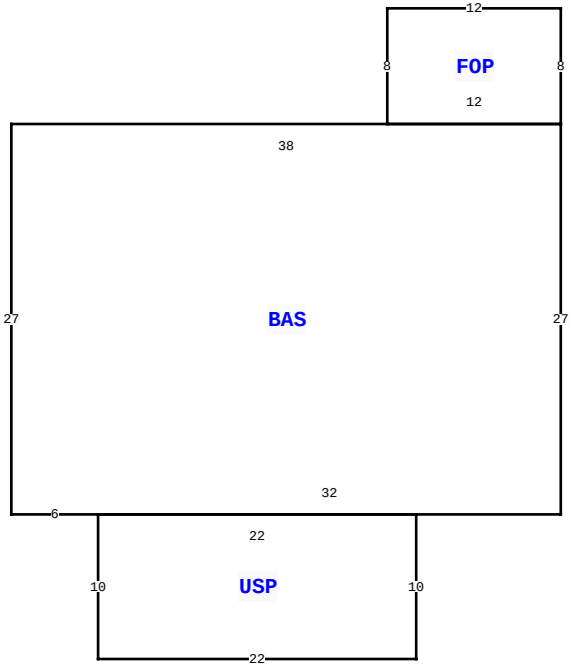
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,026	100		1,026	60,826
FOP	96	35		34	2,016
USP	220	35		77	4,565
TOTALS	1,342			1,137	67,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,137	115.9000	107.79	122,557	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2000 Heated Area: 1026 HX Base Yr 2000



112 SE FAYE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,500	
2	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	75	1999	1999	3	75	810	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	20	1.00	UT	200.00	200.00	50	2012	2012	3	50	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		67,406
TOTAL MARKET OB/XF VALUE		5,410
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		106,116
SOH/AGL Deduction		51,076
ASSESSED VALUE		55,040
TOTAL EXEMPTION VALUE	HX HB	30,040
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,842

XFOB:1:1: VOGALO MH

BLDG:1:1: VOGALO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050938	Electrical Servic	0	10/02/2024
000045602	Roof Replacement	6,136	10/03/2022
15146	M H	125	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/2239	8/28/2013	QC	U	I	11	100
GRANTOR: GAILS F KOSHENINA (FK						
GRANTEE: GAIL S & DANIEL F K						
0809/0001	8/08/1995	QC	Q	I	03	0
GRANTOR: GEORGE W FIELDING						
GRANTEE: SEE NOTE SCREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S27 E6 USP= S10 E22 N10 W22$ E32 N27 FOP= N8 W12 S8 E12$.

LAND DESCRIPTION

TOTAL OB/XF 5,410

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	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 0.96 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2026 BY SYS