

LOT 16 SUZANNE S/D UNIT 3.
526-524, DC 836-2433, 860-1196
893-2375, QC 1346-1988,

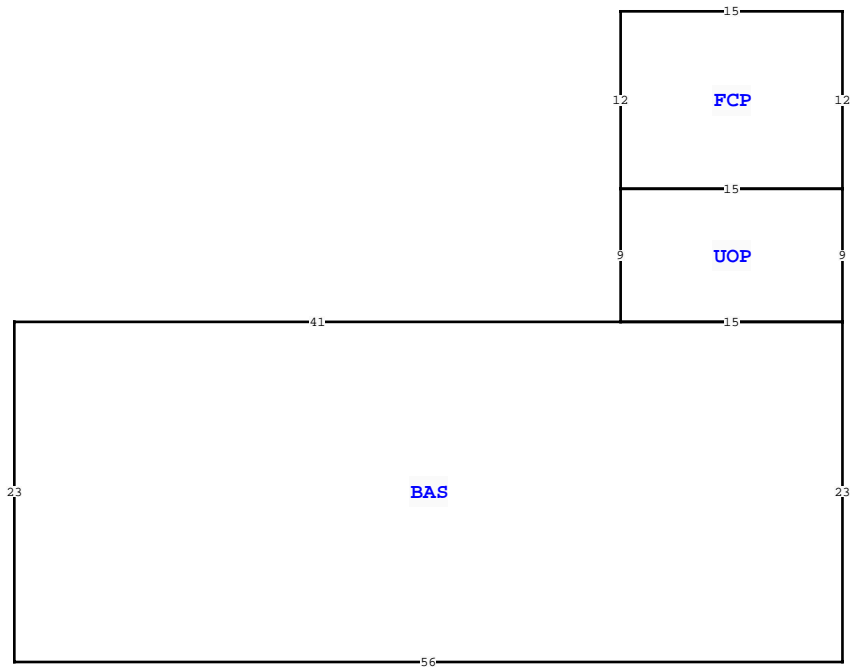
LIPPENS LAUREN D/LIPPENS JOHN P
13857 CEDAR CREEK DR
SANDERSON, FL 32087

2026

03-4S-17-07570-090

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	1,288	100	
FCP	180	25	
UOP	135	25	
TOTALS	1,603		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0		83,346	1988	1988	0	0	60.00	40.00
Heated Area: 1288 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		33,338	
TOTAL MARKET OB/XF VALUE		3,950	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		59,788	
SOH/AGL Deduction		13,667	
ASSESSED VALUE		46,121	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		46,121	
TOTAL JUST VALUE		59,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,788	
XFOB:1:1: PEAC MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050590	Roof Replacement	3,500	08/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/1988	10/25/2017	QC	U	I	11	100
GRANTOR: RANDY DAVICH						
GRANTEE: LAUREN D & JOHN P L						
0893/2375	12/17/1999	WD	U	I		27,000
GRANTOR: M ENGLISH						
GRANTEE: R DAVICH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	50	1993
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	100	1993
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100	1993
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	1993
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	100	2017

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTALS											
3,950											

BUILDING NOTES											
207 SE FAYE LN, LAKE CITY											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/14/2026 MLU											

BUILDING DIMENSIONS											
BAS= W41S23 E56 N23 UOP= N9 FCP= N12 W15 S12 E15\$ W15 S9 E15\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT	1.00