

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

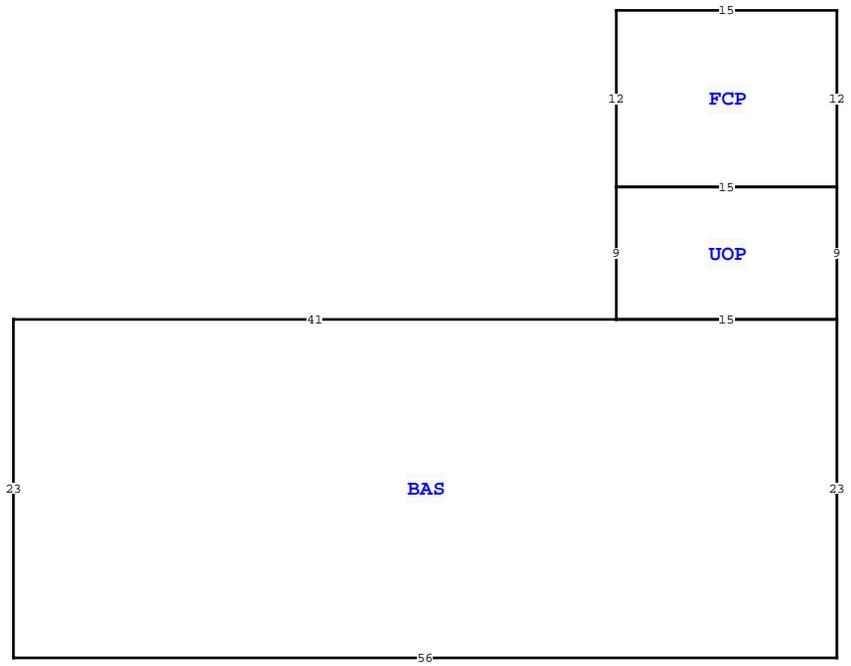
LIPPENS LAUREN D/LIPPENS JOHN P
13857 CEDAR CREEK DR
SANDERSON, FL 32087

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			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	33,338		
TOTAL MARKET OB/XF VALUE	3,950		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	55,788		
SOH/AGL Deduction	9,667		
ASSESSED VALUE	46,121		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	46,121		
TOTAL JUST VALUE	55,788		
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 / V / 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			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W41S23 E56 N23 UOP= N9 FCP= N12 W15 S12 E15\$ W15 S9 E15\$ W15\$.			

EXTRA FEATURES																						
L N	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	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250							
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200							
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000							
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400							
5	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100							
TOTALS												1,603										33,338

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	18,500.00	18,500.00	18,500							