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

2027

03-4S-17-07570-090

BUILDING CHARACTERISTICS

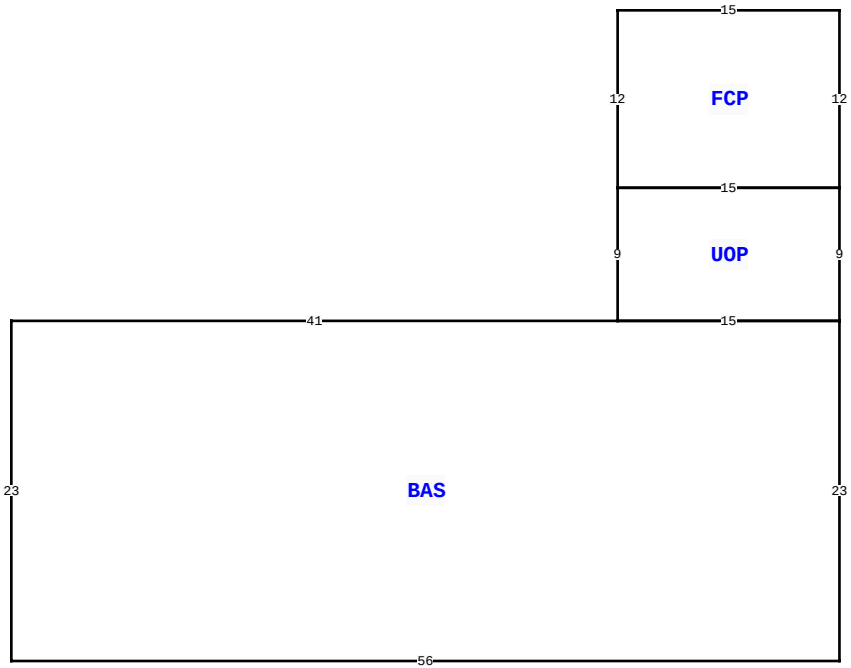
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	31,412
FCP	180	25		45	1,098
UOP	135	25		34	829
TOTALS	1,603			1,367	33,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,367	101.6100	60.97	83,346	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1288 HX Base Yr



207 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

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	22,500
TOTAL MARKET VALUE	59,788
SOH/AGL Deduction	9,055
ASSESSED VALUE	50,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,733
TOTAL JUST VALUE	59,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,788

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 3,950

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 01/29/2025 BY JS Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS