LOT 20 SUZANNE S/D UNIT 3.
505-455, 568-480, DC 1406-1189,

JOHNSON TINA/BLUME DONALD
245 SE RACHEL WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-094

BUILDING CHARACTERISTICS

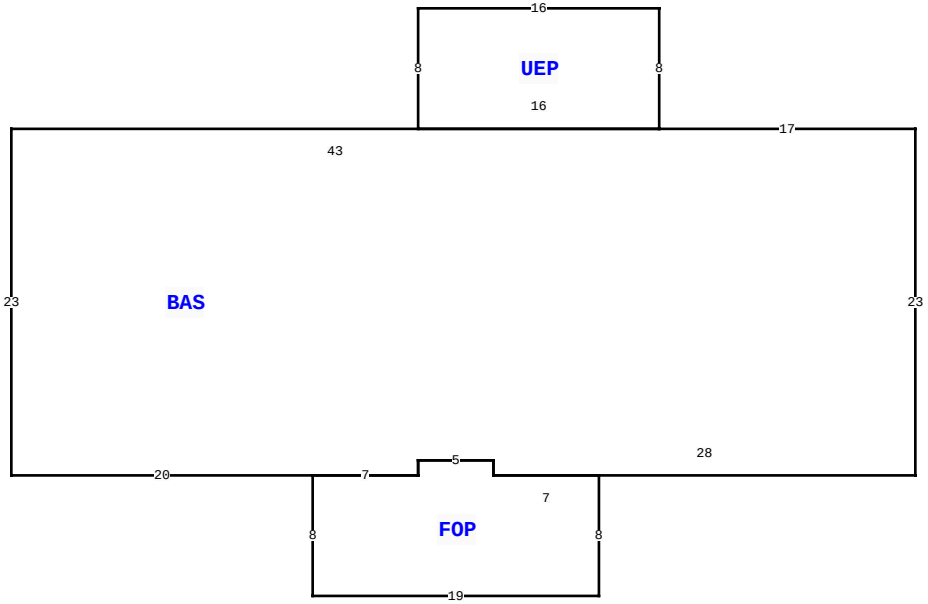
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,375	100		1,375	36,927
FOP	157	35		55	1,477
UEP	128	70		90	2,417
TOTALS	1,660			1,520	40,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,520	111.9000	67.14	102,053	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1375 HX Base Yr



245 SE RACHEL WAY, 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	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	2004	2004	3	100	960	
2	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	2004	2004	3	100	960	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	150	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	
6	0030	BARN,MT	0	0	24	24	576.00	UT	9.00	9.00	75	2012	2012	3	75	3,888	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	40,821
TOTAL MARKET OB/XF VALUE	11,758
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	75,079
SOH/AGL Deduction	0
ASSESSED VALUE	75,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,079
TOTAL JUST VALUE	75,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/172	8/29/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HERDE						
GRANTEE: JOHNSON TINA						
0505/0455	2/01/1983	WD	Q	V	01	7,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UEP= N8 W16 S8 E16$W43 S23 E20 FOP= S8 E19 N8 W7N1 W5 S1 W7$ E7 N1 E5 S1 E28 N23$.

LAND DESCRIPTION

TOTAL OB/XF 11,758

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 03/06/2017 BY DF Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS