

COMM SE COR OF E1/2 OF NE1/4 OF
 FT FOR POB, W 334.48 FT, N 784.1
 SW DOCKERY LN, E 372.34 FT, S 75

PASSMAN JOHN W JR
 488 SW DOCKERY LN
 LAKE CITY, FL 32024

2026

03-5S-16-03463-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	01
NEIGHBORHOOD/LOC	3516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
TOTALS	1,728		103,546

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2022																				
Heated Area: 1728						HX Base Yr 2022																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/22/2026	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			103,546	
TOTAL MARKET OB/XF VALUE			12,460	
TOTAL LAND VALUE - MARKET			62,000	
TOTAL MARKET VALUE			178,006	
SOH/AGL Deduction			32,819	
ASSESSED VALUE			145,187	
TOTAL EXEMPTION VALUE	SX HX HB WR		106,411	
BASE TAXABLE VALUE			38,776	
TOTAL JUST VALUE			178,006	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			171,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32686	M H	576	02/11/2015
14845	M H	125	12/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/909	5/07/2021	WD	Q	I	01	159,900
GRANTOR: THOMAS CRAIG C						
GRANTEE: PASSMAN JOHN W JR						
1263/1753	10/21/2013	WD	Q	I	01	60,000
GRANTOR: WILLIAM C & AMY D SHI						
GRANTEE: CRIAG C THOMAS						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12		120.00	UT 7.50	40	1998	1998	3	40	360	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	200	
6	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	1,000	
7	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	500	
8	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	200	

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	100		A-1	0.00	0.00	6.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,000							

BUILDING NOTES											
488 SW DOCKERY LN, LAKE CITY											

BUILDING DIMENSIONS											
BAS= W64 S27 E64 N27S.											