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

2027

03-5S-16-03463-000

BUILDING CHARACTERISTICS

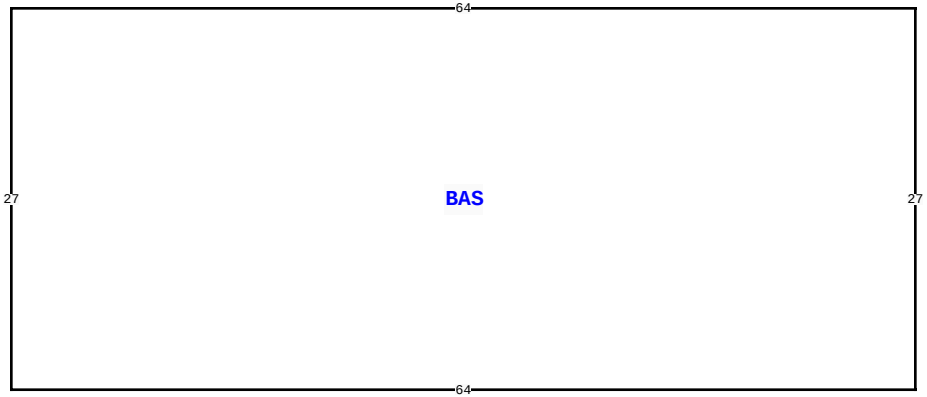
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	102,444
TOTALS	1,728			1,728	102,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	115.9000	107.79	186,261	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1728 HX Base Yr 2022



488 SW DOCKERY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	40	1998	1998	3	40	360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,444
TOTAL MARKET OB/XF VALUE		12,460
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		176,904
SOH/AGL Deduction		27,361
ASSESSED VALUE		149,543
TOTAL EXEMPTION VALUE	SX HX HB WR	106,411
BASE TAXABLE VALUE		43,132
TOTAL JUST VALUE		176,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,006

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,460

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

REVIEW DATE 02/05/2026 BY KS Total Acres: 6.20 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 11/17/2026 BY SYS