COMM SW COR OF NW1/4, E 577.95 F
FOR POB, W 290.37 FT, N 140.09 F
S 140.09 FT TO POB, EX RD R/W.

WHITE DIANNE A
244 SW LUCKY DR
LAKE CITY, FL 32024

2026

04-4S-16-02772-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

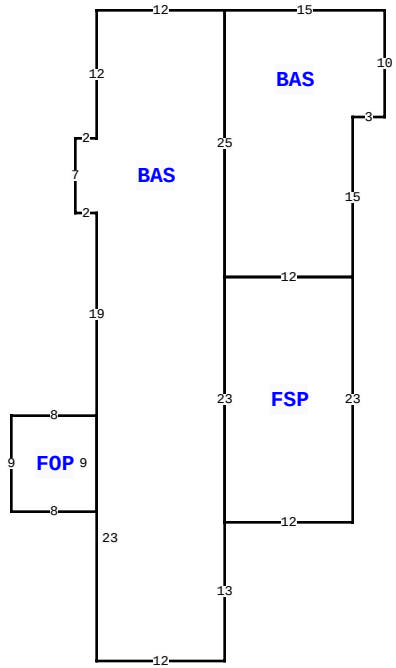
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	13,757
BAS	746	100		746	31,099
FOP	72	35		25	1,042
FSP	276	40		110	4,586
TOTALS	1,424			1,211	50,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,211	82.7100	69.48	84,140	1971	1971	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 0 Heated Area: 1076 HX Base Yr



244 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		50,484
TOTAL MARKET OB/XF VALUE		14,011
TOTAL LAND VALUE - MARKET		12,936
TOTAL MARKET VALUE		77,431
SOH/AGL Deduction		43,131
ASSESSED VALUE		34,300
TOTAL EXEMPTION VALUE	HX HB WX SX	34,300
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		77,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,225

XFOB:1:1: HOLIDAY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1349	9/12/2019	LE	U	I	14	100

GRANTOR: DIANNE A WHITE (ENH L

GRANTEE: D CARROLL, P JOHNSO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S12 W2 S7 E2 S19 FOP= W8 S9 E8 N9$ S23 E12 N13FSP= E12 N23 W12 S23$ N23 BAS= E12 N15 E3 N10 W15 S25$ N25$.

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	0210	GARAGE U	0	100	14	22	1.00	UT	0.00	0.00	100	0	0	3	100	1,675	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	700.00	UT	7.50	7.50	20	1994	1994	3	20	1,050	
5	0296	SHED METAL	0	100	14	16	1.00	UT	985.99	985.99	100	1993	1993	3	100	986	
6	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,011

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	0102	C	SFR/MH	100		00	0.00	0.00	0.93	AC		1.00	1.00	1.07	13,000.00	13,910.00	12,936							

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.93 Total Land Value: 12,936 Market: 0 Agricultural: 0 Common: 12,936 PRINTED 05/08/2026 BY SYS