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.

MCGOWAN SHANIEKA
280 SW LUCKY DR
LAKE CITY, FL 32024

2027

04-4S-16-02772-014

BUILDING CHARACTERISTICS

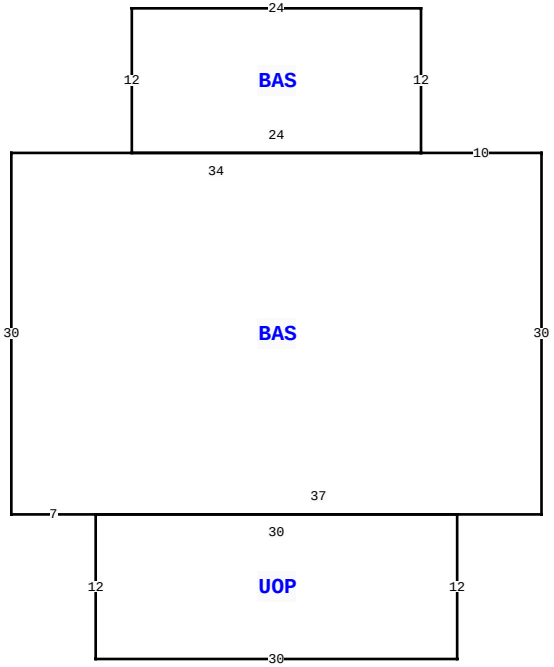
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	18,610
BAS	1,320	100		1,320	85,295
UOP	360	25		90	5,816
TOTALS	1,968			1,698	109,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,698	113.9000	105.93	179,869	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2020 Heated Area: 1608 HX Base Yr 2020



280 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
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	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0060	CARPORT F	0	100	22	24	1.00	UT	0.00	0.00	100	1994	1994	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,720
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		12,090
TOTAL MARKET VALUE		129,910
SOH/AGL Deduction		33,035
ASSESSED VALUE		96,875
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,464
TOTAL JUST VALUE		129,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,091

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27202	M H	375	07/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/2544	2/18/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: DAWN ACKERMAN & JAC						
1385/1769	5/29/2019	WD	U	I	37	95,000
GRANTOR: ACKERMAN, BURKE, FORMAN						
GRANTEE: SHANIEKA MCGOWAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N12 W24 S12 E24$ W34 S30 E7 UOP= S12E30 N12 W30$ E37 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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		00	0.00	0.00	0.93	AC		1.00	1.00	1.00	13,000.00	13,000.00	12,090							

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.93 Total Land Value: 12,090 Market: 0 Agricultural: 0 Common: 12,090 PRINTED 11/17/2026 BY SYS