

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

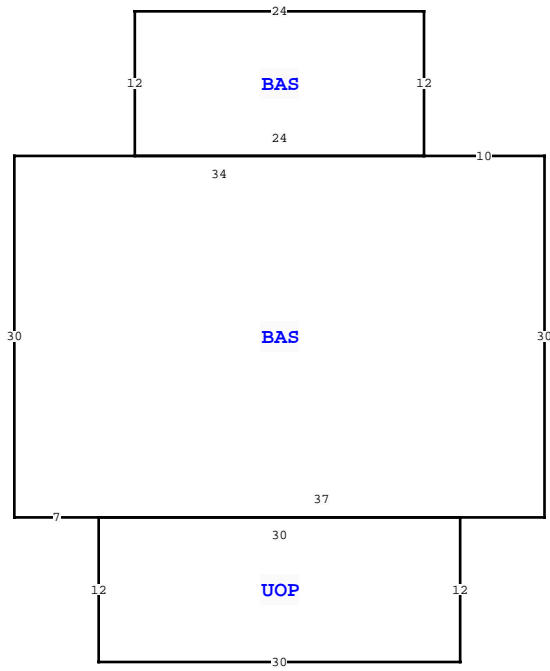
2026

04-4S-16-02772-014



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Architectural	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
BAS	288	100	
BAS	1,320	100	
UOP	360	25	
TOTALS	1,968		1,698 110,901

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%	- 2020								Heated Area: 1608 HX Base Yr 2020	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		110,901	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		12,090	
TOTAL MARKET VALUE		131,091	
SOH/AGL Deduction		37,038	
ASSESSED VALUE		94,053	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		42,642	
TOTAL JUST VALUE		131,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,363	
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	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA)						
GRANTEE: DAWN ACKERMAN & JAC						
1385/1769	5/29/2019	WD U	U	I	37	95,000
GRANTOR: ACKERMAN, BURKE, FORMAN						
GRANTEE: SHANIEKA MCGOWAN						

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	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	100	0	0	3	100	300	
2	0060	CARPORT F	0	100	22	24	1.00	UT	0.00	100	1994	1994	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
														TOTAL OB/XF 8,100		

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