

BEG SW COR OF NW1/4, E 577.95 FT
 A PT ON C/L OF LUCKY CR, W 577.9
 FT TO POB. EX RD R/W. ALSO DESC

JEPSON ROBERT E
 168 SW LUCKY DR
 LAKE CITY, FL 32024

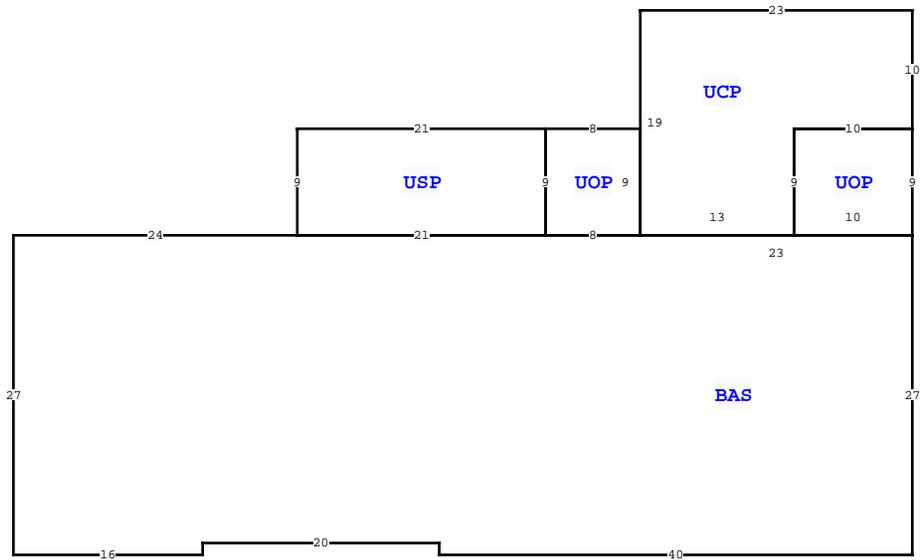
2026

04-4S-16-02772-019



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN 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	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,207	116.9000	73.65	162,546	1987	1987	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 2032 HX Base Yr												



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	2,032	100		2,032	59,863
UCP	347	20		69	2,033
UOP	72	25		18	530
UOP	90	25		22	648
USP	189	35		66	1,944
TOTALS	2,730			2,207	65,018

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			65,018
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			32,760
TOTAL MARKET VALUE			106,178
SOH/AGL Deduction			0
ASSESSED VALUE			106,178
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			106,178
TOTAL JUST VALUE			106,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,080

XFOB:2:1: TITA MH			
SALE:1:1:			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053827	Electrical Servic		08/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/2553	7/26/2012	WD	U	I	11	100
GRANTOR: ROBERT E JEPSON (UNRE)						
GRANTEE: DIANE KAY AVERY						
0522/0729	10/01/1983	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

168 SW LUCKY DR, LAKE CITY													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	04/10/2025
													INC DATE		AG DATE	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W24 S27 E16 N1 E20 S1 E40 N27 UOP= N9 UCP= N10 W23 S19 E13 N9 E10\$ W10 S9 E10 \$W23 UOP= N9 W8 S9 E8\$ W8 USP= N9 W21 S9 E21\$ W21\$.												

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	0102	C	SFR/MH	0		00	0.00	0.00	4.55	AC		1.00	1.00	0.80	9,000.00	7,200.00	32,760								