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

2027

04-4S-16-02772-019

BUILDING CHARACTERISTICS

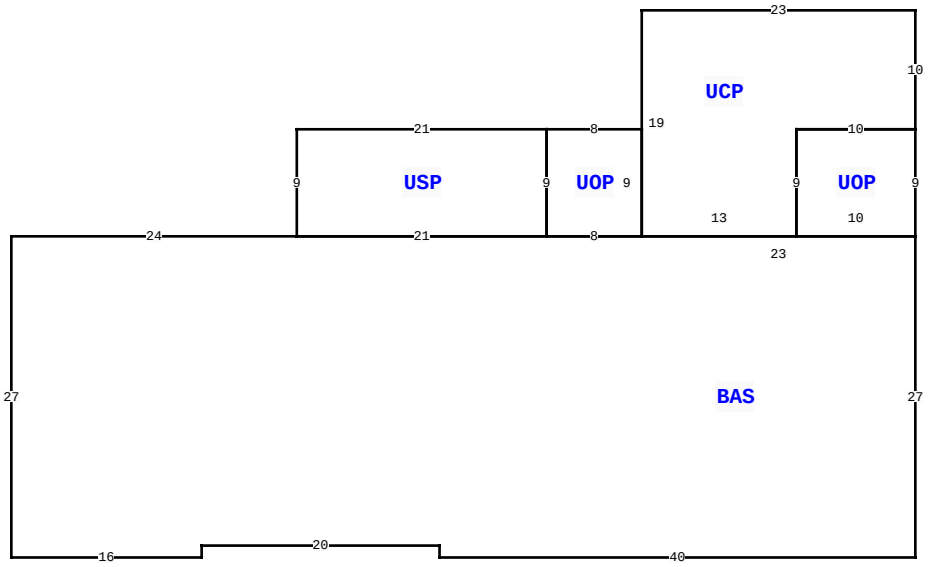
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	57,010
UCP	347	20		69	1,936
UOP	72	25		18	505
UOP	90	25		22	617
USP	189	35		66	1,852
TOTALS	2,730			2,207	61,920

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	70.14	154,799	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 2032 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

168 SW LUCKY DR, LAKE CITY

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	61,920
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	32,760
TOTAL MARKET VALUE	103,080
SOH/AGL Deduction	0
ASSESSED VALUE	103,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,080
TOTAL JUST VALUE	103,080
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:						

BUILDING NOTES

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 8,400

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	0		00	0.00	0.00	4.55	AC		1.00	1.00	0.80	9,000.00	7,200.00	32,760							

REVIEW DATE 08/27/2025 BY tommy Total Acres: 4.55 Total Land Value: 32,760 Market: 0 Agricultural: 0 Common: 32,760 PRINTED 11/17/2026 BY SYS