LOT 72 CASON TRACT UNR: COMM SW
577.95 FT, N 346.56 FT TO A PT O
CO RD (LUCKY CIRCLE) FOR POB, W

GOMEZ RICHARD/GOMEZ CRISTI
182 SW LUCKY DR
LAKE CITY, FL 32024

2027

04-4S-16-02772-021

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

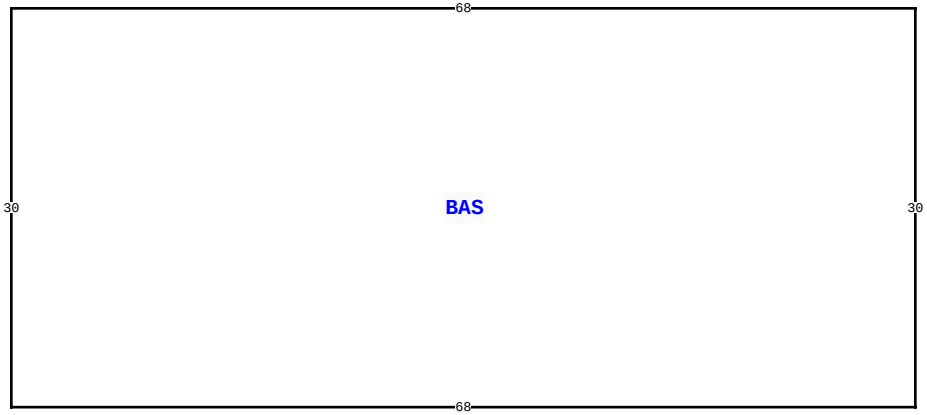
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	140,463
TOTALS	2,040			2,040	140,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	113.9000	105.93	216,097	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 2040 HX Base Yr 2024



182 SW LUCKY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,463
TOTAL MARKET OB/XF VALUE		5,540
TOTAL LAND VALUE - MARKET		12,708
TOTAL MARKET VALUE		158,711
SOH/AGL Deduction		0
ASSESSED VALUE		158,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,300
TOTAL JUST VALUE		158,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,223

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28167	M H	653	10/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2372	7/22/2022	WD	U	I	35	185,000
GRANTOR: WADE CAROL JO						
GRANTEE: GOMEZ RICHARD						
1184/2546	11/25/2009	QC	U	V	11	100
GRANTOR: CAROL JO WADE						
GRANTEE: CAROL JO & KEVIN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0080	DECKING	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1994	1994	3	100	1,500	
3	0070	CARPORT UF	0	100	13	20	260.00	UT	3.00	3.00	50	1993	1993	3	50	390	
4	0296	SHED METAL	0	100	0	0	1.00	UT	100.00	100.00	50	2007	2007	3	50	50	
5	0166	CONC,PAVMT	0	100	10	40	400.00	UT	3.50	3.50	100	2009	2009	3	100	1,400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,540

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	0.85	AC		1.00	1.00	1.15	13,000.00	14,950.00	12,708							

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.85 Total Land Value: 12,708 Market: 0 Agricultural: 0 Common: 12,708 PRINTED 11/17/2026 BY SYS