

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

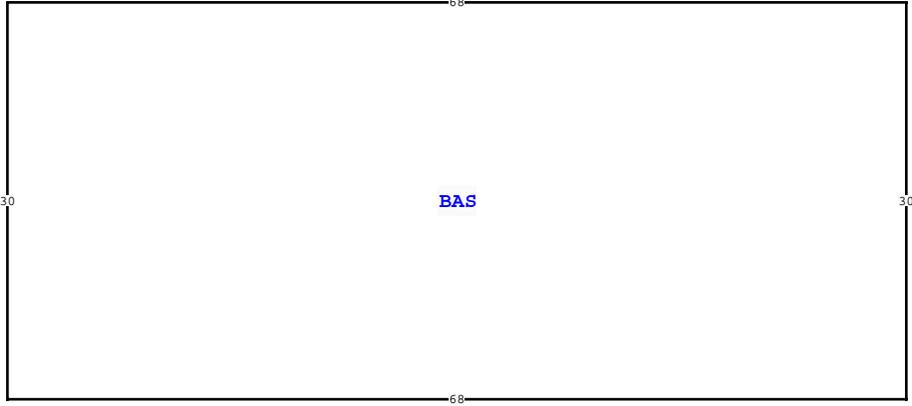
GOMEZ RICHARD/GOMEZ CRISTI
182 SW LUCKY DR
LAKE CITY, FL 32024

2026

04-4S-16-02772-021

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
Architctual	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	2,040	100	
TOTALS	2,040		144,985

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
20201	02	2,040	113.9000	109.34	223,054	2010	2010	0	0	35.00	65.00		
1 MANUF 1		100% - 2024		Heated Area: 2040				HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				144,985	
TOTAL MARKET OB/XF VALUE				5,540	
TOTAL LAND VALUE - MARKET				12,708	
TOTAL MARKET VALUE				163,233	
SOH/AGL Deduction				0	
ASSESSED VALUE				163,233	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				111,822	
TOTAL JUST VALUE				163,233	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				166,776	
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						

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	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	

TOTAL OB/XF														5,540	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W68 S30 E68 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										5,540				
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	0.85	AC		1.00	1.00	1.15	13,000.00	14,950.00	12,708							