

COMM NW COR OF SW1/4 OF NW1/4, S
SW COR OF SW1/4 OF NW1/4, E 724.
N 271.56 FT, E 171.67 FT, S 271.

RICHTER PASCALE
120 SW LUCKY DR
LAKE CITY, FL 32024

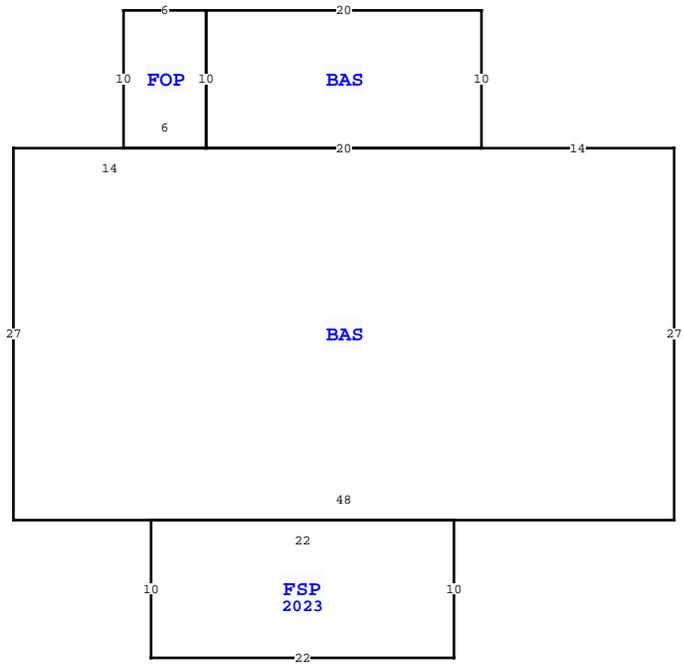
2026

04-4S-16-02772-024



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	13	LAM/VNLPK	100
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
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	200	100	
BAS	1,296	100	
FOP	60	35	
FSP	220	40	2023
TOTALS	1,776		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	1,605	119.0000	120.19	192,905	1993	2005	0	0	45.00	55.00		
3 MANUF 2 100% - 2024 Heated Area: 1496 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			106,098	
TOTAL MARKET OB/XF VALUE			11,200	
TOTAL LAND VALUE - MARKET			12,190	
TOTAL MARKET VALUE			129,488	
SOH/AGL Deduction			2,639	
ASSESSED VALUE			126,849	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			75,438	
TOTAL JUST VALUE			129,488	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			127,387	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34778	M H	689	12/22/2016
7951	M H	100	01/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/35	3/21/2023	WD	Q	I	01	165,000
GRANTOR: BROWN SUZANNE M						
GRANTEE: RICHTER PASCALE						
1408/1396	3/19/2020	WD	Q	I	01	74,900
GRANTOR: HEATHER N KIGHT						
GRANTEE: DAVID R & SUZANNE M						

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,500	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	200.00	200.00	100	2023	2022		100	200	

TOTAL OB/XF														11,200			
120 SW LUCKY DR, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W14 W20 W14 S27 E48 N27 \$													
BAS=[ORIG=-14,0] N10 W20 S10 E20 \$													
FOP=[ORIG=-34,0] N10 W6 S10 E6 \$													
FSP=[YR=2023;ORIG=-38,27] S10 E22 N10 W22 \$													

LAND DESCRIPTION														TOTAL OB/XF														11,200			
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	1.06	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,190														