LOT 6 GATEWAY MOBILE HOME ESTATE
OF NW1/4, E 896.29 FT TO W R/W P
530.04 FT FOR POB, W 146.67 FT,

HITT THOMAS ALVIN
280 SW MARCH DR
LAKE CITY, FL 32024

2027

04-4S-16-02772-026

BUILDING CHARACTERISTICS

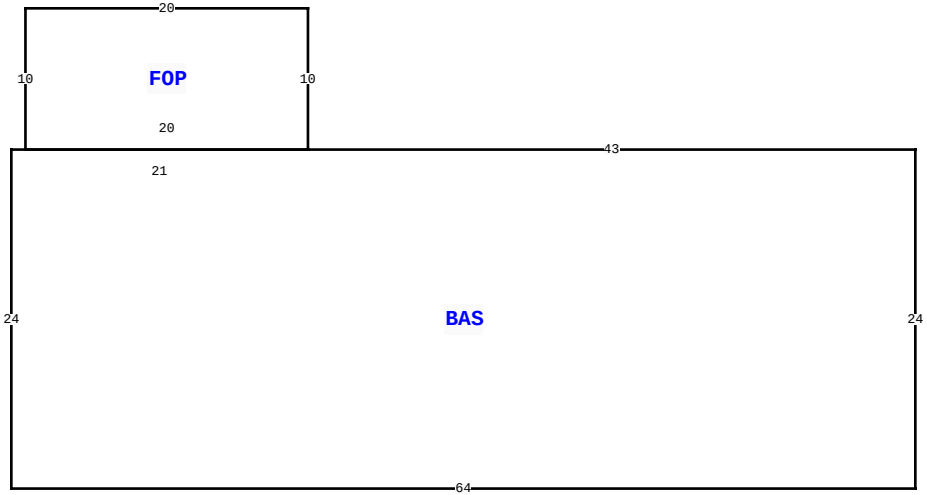
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,536	100		1,536	34,609
FOP	200	35		70	1,577
TOTALS	1,736			1,606	36,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,606	93.8790	56.33	90,466	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1536 HX Base Yr 2016



280 SW MARCH DR, LAKE CITY

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

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	0070	CARPORT UF	0	100	12	12	144.00	UT	3.00	3.00	50	1993	1993	3	50	216	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,186
TOTAL MARKET OB/XF VALUE	11,616
TOTAL LAND VALUE - MARKET	12,745
TOTAL MARKET VALUE	60,547
SOH/AGL Deduction	26,572
ASSESSED VALUE	33,975
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	8,975
TOTAL JUST VALUE	60,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,547

XFOB:1:1: BREGA MH

SALE:1:1: LOT 6 GATEWAY MOBILE HOME ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11440	M H	125	07/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/2211	8/07/2002	WD	Q	I	01	100
GRANTOR: CORA CABINO (RETAINS						
GRANTEE: THOMAS A HITT AS RE						
0718/0297	4/03/1990	WD	Q	V		10,500
GRANTOR: THOMAS HUFF						
GRANTEE: CORA CABINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FOP= N10 W20 S10 E20$ W21 S24 E64 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,616

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	0.86	AC		1.00	1.00	1.14	13,000.00	14,820.00	12,745							

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.86 Total Land Value: 12,745 Market: 0 Agricultural: 0 Common: 12,745 PRINTED 11/17/2026 BY SYS