LOT 66 CASON TRACT UNR DESC AS:
NW1/4, E 896.29 FT, N 530.04 FT,
POB, CONT W 146.67 FT, N 258.48

BETHEA PLEAS
235 SW LUCKY DR
LAKE CITY, FL 32024

2027

04-4S-16-02772-029

BUILDING CHARACTERISTICS

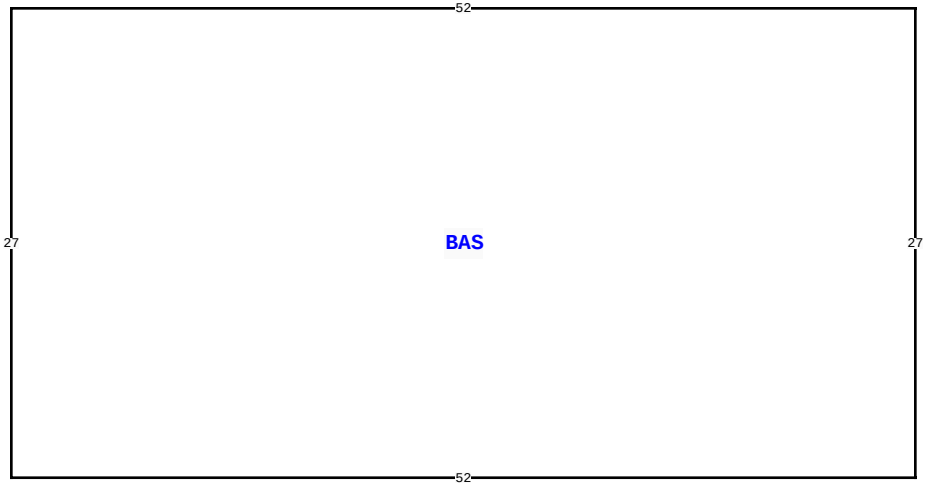
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
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	1,404	100		1,404	100,153
TOTALS	1,404			1,404	100,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	132.2500	122.99	172,678	2008	2008	0	0	0	42.00	58.00

3 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



235 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,153
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	14,706
TOTAL MARKET VALUE	121,959
SOH/AGL Deduction	0
ASSESSED VALUE	121,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,959
TOTAL JUST VALUE	121,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,042

SALE:2:1:

BLDG:2:1: VALU MH

XFOB:1:1: ELCONA M H

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043136	Roof Replacement	7,555	11/10/2021
27187	M H	444	07/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0179	8/06/2019	WD	U	I	12	90,000
GRANTOR: U S BANK TRUST NATION						
GRANTEE: PLEAS BETHEA						
1377/1164	1/09/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK TRUST NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0		00	0.00	0.00	0.86	AC		1.00	1.00	1.14	15,000.00	17,100.00	14,706							

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.86 Total Land Value: 14,706 Market: 0 Agricultural: 0 Common: 14,706 PRINTED 11/17/2026 BY SYS