

COMM AT SW COR OF NW1/4, E 896.2
 LINE OF MARCH DR, N ALONG W R/W
 R/W OF LUCKY DR, W 147.74 FT TO

MARKSBERRY MICHAEL R/MARKSBERRY KRISTINE S
 207 SW LUCKY DR
 LAKE CITY, FL 32024

2026

04-4S-16-02772-167

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			06		
		4416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2026	1,352	151,893
TOTALS	1,352			1,352	151,893

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF 2	100% - 2026												
Heated Area: 1352						HX Base Yr 2026								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>														
BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE		
2026														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,893	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		5,810	
TOTAL MARKET VALUE		164,703	
SOH/AGL Deduction		0	
ASSESSED VALUE		164,703	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		113,292	
TOTAL JUST VALUE		164,703	
NCON VALUE		158,893	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,810	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053221	Mobile Home		05/22/2025
000053208	Right-of-Way Acce		05/21/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1486	9/10/2025	WD	U	I	11	100
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: MARKSBERRY MICHAEL						
1540/1010	5/13/2025	QC	U	V	11	100
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: IRONWOOD HOMES OF L						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2026	2025	100	7,000	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=14,17] E52 S26 W52 N26 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	0.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	5,810							