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

2027

04-4S-16-02772-167

BUILDING CHARACTERISTICS

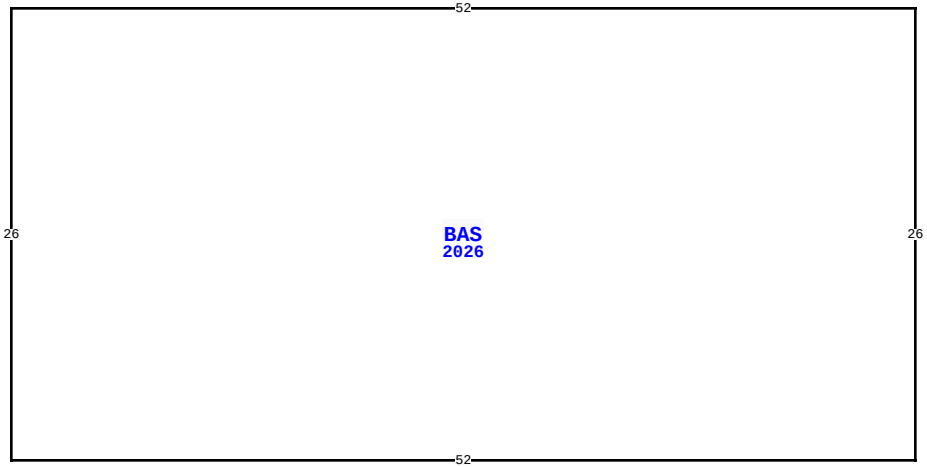
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2026	1,352	144,368
TOTALS	1,352			1,352	144,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,352	113.5000	108.96	147,314	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1352 HX Base Yr 2026



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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,368
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		5,810
TOTAL MARKET VALUE		157,178
SOH/AGL Deduction		0
ASSESSED VALUE		157,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,767
TOTAL JUST VALUE		157,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,688

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	5,810							

REVIEW DATE 07/01/2025 BY randall Total Acres: 0.83 Total Land Value: 5,810 Market: 0 Agricultural: 0 Common: 5,810 PRINTED 11/17/2026 BY SYS