

LOT 2 TIFFANY OAKS S/D.
915-1551, 932-298, 1007-2550, WD

LOUDEN ALLEN JR
133 SW PEACEFUL WAY
LAKE CITY, FL 32024

2026

04-4S-16-02772-202

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 Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		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	1,456	100	
TOTALS	1,456		91,099

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 0	Heated Area: 1456			HX Base Yr				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,456	100		1,456	91,099							
TOTALS	1,456			1,456	91,099							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				91,099	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				25,000	
TOTAL MARKET VALUE				123,099	
SOH/AGL Deduction				31,260	
ASSESSED VALUE				91,839	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				91,839	
TOTAL JUST VALUE				123,099	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				118,701	
SALE:1:1: WELL & SEPTIC INCL ORB 915-1551					
PRMT:1:1: ROWE					
LAND:1:1: .75 AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21387	M H	429	12/30/2003		
16553	M H	125	02/01/2000		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/2798	3/08/2019	WD	U	I	11	0
GRANTOR: KENNETH BOWEN						
GRANTEE: ALLEN LOUDEN JR						
1371/1514	10/22/2018	WD	Q	I	01	63,000
GRANTOR: KENNETH BOWEN						
GRANTEE: ALLEN LOUDEN JR						

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	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W52 S28 E52 N28\$.			

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	0		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000								