LOT 3 TIFFANY OAKS S/D.

915-1553, QC 1124-2787, WD 1163-

HRUDA GERALDINE D
169 SW PEACEFUL WAY
LAKE CITY, FL 32024

2027

04-4S-16-02772-203

BUILDING CHARACTERISTICS

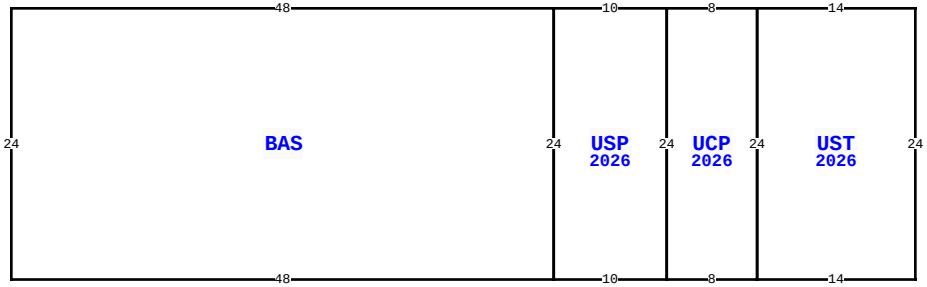
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,152	100		1,152	38,594
UCP	192	20	2026	38	1,273
USP	240	35	2026	84	2,814
UST	336	45	2026	151	5,059
TOTALS	1,920			1,425	47,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,425	118.8000	71.28	101,574	1988	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2026 Heated Area: 1152 HX Base Yr 2026



169 SW PEACEFUL WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	10	27	270.00	UT	2.00	2.00	60	2002	2002	3	60	324	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	2002	2002	3	100	180	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,740
TOTAL MARKET OB/XF VALUE	9,004
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	81,744
SOH/AGL Deduction	9,247
ASSESSED VALUE	72,497
TOTAL EXEMPTION VALUE	HX HB 47,497
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	81,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,744

PRMT:1:1: BOWEN - LOT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16715	M H	125	03/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1560	5/08/2025	WD	U	I	11	100
GRANTOR: KELLY TERRY M						
GRANTEE: VAN NESS JOAN						
1542/1924	5/05/2025	WD	Q	I	01	115,000
GRANTOR: VAN NESS JOAN						
GRANTEE: HRUDA GERALDINE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E48 N24 $
USP=[YR=2026;ORIG=0,0] E10 S24 W10 N24 $
UCP=[YR=2026;ORIG=10,0] E8 S24 W8 N24 $
UST=[YR=2026;ORIG=18,0] E14 S24 W14 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,004

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

REVIEW DATE 10/02/2025 BY TP Total Acres: 0.75 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS