

LOT 12 TIFFANY OAKS S/D.
893-1680, 950-775, WD 1051-1302,

KAUFMAN JANE F
144 SW PEACEFUL WAY
LAKE CITY, FL 32024

2026

04-4S-16-02772-212

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	1,216	100	
UOP	48	25	
UOP	192	25	
TOTALS	1,456		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2021									Heated Area: 1216 HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			35,187
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			67,787
SOH/AGL Deduction			14,096
ASSESSED VALUE			53,691
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			53,691
TOTAL JUST VALUE			67,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/0514	12/01/2008	WD	Q	I		42,000
GRANTOR: RAUL FERNANDEZ						
GRANTEE: JANE KAUFMAN						
1051/1302	7/08/2005	WD	Q	I		55,000
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: RAUL FERNANDEZ						

EXTRA FEATURES		144 SW PEACEFUL WAY, LAKE CITY															
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	75	2007	2007	3	75	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W45 UOP= N12 W16 S12 E16\$ W31 S16 E34 UOP= S6 E8 N6 W8\$ E42 N16\$.													

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							