LOT 12 TIFFANY OAKS S/D.

893-1680, 950-775, WD 1051-1302,

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

2027

04-4S-16-02772-212

BUILDING CHARACTERISTICS

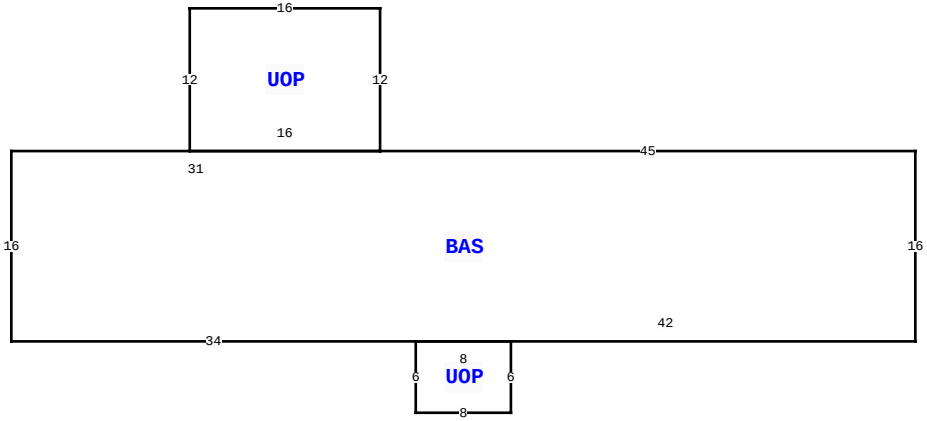
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
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	1,216	100		1,216	33,532
UOP	48	25		12	331
UOP	192	25		48	1,324
TOTALS	1,456			1,276	35,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,276	114.9000	68.94	87,967	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1216 HX Base Yr



144 SW PEACEFUL WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	8,727
ASSESSED VALUE	59,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,060
TOTAL JUST VALUE	67,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,787

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0		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 10/09/2023 BY JB Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS