LOT 13 TIFFANY OAKS S/D.

942-2348, CT 1026-1089, 1082-100

CONINE JAMES M
120 SW PEACEFUL WAY
LAKE CITY, FL 32024

2027

04-4S-16-02772-213

BUILDING CHARACTERISTICS

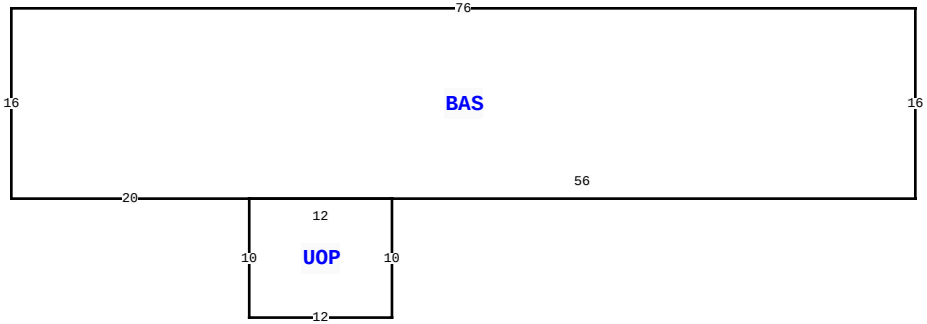
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	29,918
UOP	120	25		30	738
TOTALS	1,336			1,246	30,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,246	102.5100	61.51	76,641	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1216 HX Base Yr 2007



120 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	30,656
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	63,156
SOH/AGL Deduction	25,041
ASSESSED VALUE	38,115
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	13,115
TOTAL JUST VALUE	63,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17911	M H	125	02/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1439	10/01/2024	LE	U	I	14	100
GRANTOR: CONINE JAMES M (ENH L						
GRANTEE: HOFFMAN CHARLES DAV						
1427/1603	12/10/2020	WD	U	I	34	100
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: CONINE JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E20 UOP= S10 E12 N10 W12$ E56 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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 10/09/2023 BY JB Total Acres: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS