COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, S 639.85 FT, W 202 FT,
RD R/W, NW 200 FT NE'LY 915.32 F

ESTEP DAVID J
152 NW LOTT CT
LAKE CITY, FL 32055

2027

05-3S-16-01970-000

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		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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

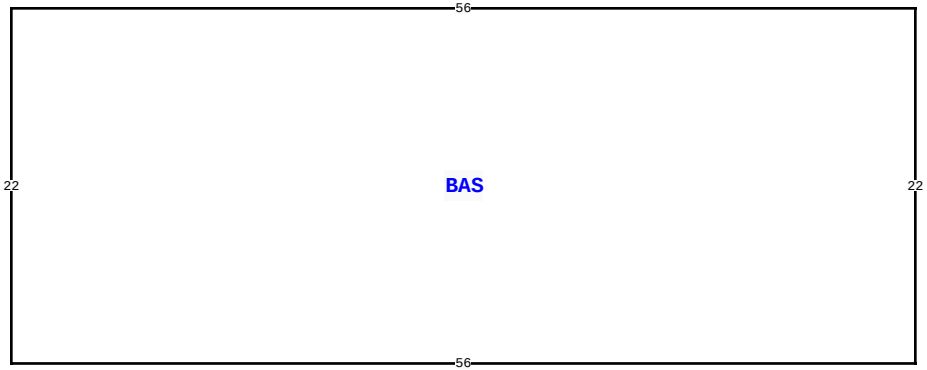
NEIGHBORHOOD/LOC 5316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	30,844
TOTALS	1,232			1,232	30,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	104.3100	62.59	77,111	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1232 HX Base Yr 2018



152 NW LOTT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	25	1989	1989	3	25	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,530
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		140,630
SOH/AGL Deduction		41,252
ASSESSED VALUE		99,378
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		74,378
TOTAL JUST VALUE		140,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,630

XFOB:1:1: SPRINGHILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056927	Electrical Servic		11/09/2026
19915	M H	125	08/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0201	6/01/2017	WD	Q	I	01	75,000
GRANTOR: CHERYL KELLETT (FKA C						
GRANTEE: DAVID J ESTEP						
1335/1459	1/17/2002	QC	Q	I	01	100
GRANTOR: GEORGE LOTT						
GRANTEE: CHERYL KELLETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S22 E56 N22$.

LAND DESCRIPTION

TOTAL OB/XF 13,100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							
3	0200	C	MBL HM	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

REVIEW DATE 11/16/2026 BY Nick Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, S 639.85 FT, W 202 FT,
RD R/W, NW 200 FT NE'LY 915.32 F

ESTEP DAVID J
152 NW LOTT CT
LAKE CITY, FL 32055

2027

05-3S-16-01970-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

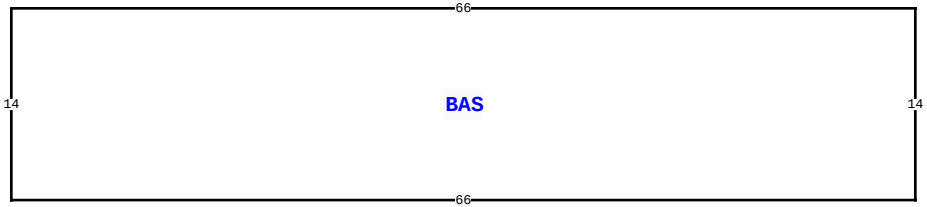
NEIGHBORHOOD/LOC 5316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,343
TOTALS	924			924	18,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	82.7100	49.63	45,858	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2018 Heated Area: 924 HX Base Yr 2018



152 NW LOTT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
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TOTAL MARKET VALUE		140,630
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ASSESSED VALUE		99,378
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		74,378
TOTAL JUST VALUE		140,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0201	6/01/2017	WD	Q	I	01	75,000
GRANTOR: CHERYL KELLETT (FKA C						
GRANTEE: DAVID J ESTEP						
1335/1459	1/17/2002	QC	Q	I	01	100
GRANTOR: GEORGE LOTT						
GRANTEE: CHERYL KELLETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/16/2026 BY Nick Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, S 639.85 FT, W 202 FT,
RD R/W, NW 200 FT NE'LY 915.32 F

ESTEP DAVID J
152 NW LOTT CT
LAKE CITY, FL 32055

2027

05-3S-16-01970-000

BUILDING CHARACTERISTICS

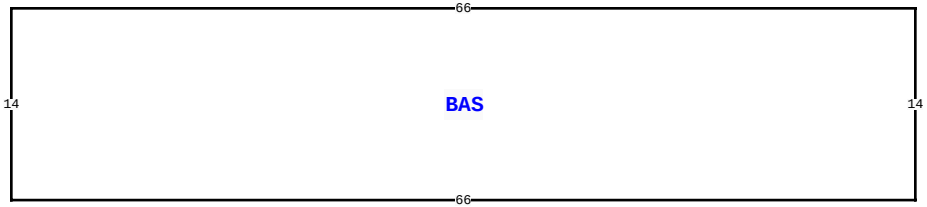
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Roof Cover	01	MINIMUM 100
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Bathrooms		2 100
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Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5316.00	1.00/

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TOTALS	924			924	18,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	82.7100	49.63	45,858	1995	1995	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2018 Heated Area: 924 HX Base Yr 2018



152 NW LOTT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/16/2026 BY Nick Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS