COMM SW COR OF NW1/4, RUN N 775. FOR POB, CONT E 225.0 FT, N 315. FT, S 315.51 FT TO POB. (AKA LOT

POTTER REMINGTON M/POTTER JOSHUA
272 NW IVY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-003

BUILDING CHARACTERISTICS

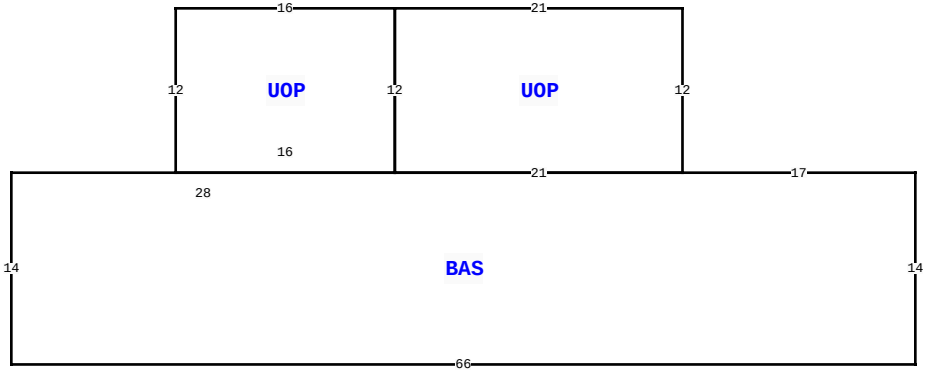
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,480
UOP	192	25		48	1,324
UOP	252	25		63	1,737
TOTALS	1,368			1,035	28,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,035	114.9000	68.94	71,353	1984	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 924 HX Base Yr 2005



272 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 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	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	100	10	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	10	37	370.00	UT	12.00	12.00	100	2008	2008	3	100	4,440	
5	0040	BARN,POLE	0	100	7	22	154.00	UT	3.00	3.00	100	2008	2008	3	100	462	
6	0040	BARN,POLE	0	100	10	38	380.00	UT	3.00	3.00	100	2008	2008	3	100	1,140	
7	0040	BARN,POLE	0	100	38	18	684.00	UT	3.00	3.00	100	2008	2008	3	100	2,052	
8	0252	LEAN-TO W/	0	100	13	20	260.00	UT	2.50	2.50	100	2008	2008	3	100	650	
9	0294	SHED WOOD/	0	100	8	12	96.00	UT	14.00	14.00	100	2008	2008	3	100	1,344	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,541
TOTAL MARKET OB/XF VALUE		17,738
TOTAL LAND VALUE - MARKET		29,160
TOTAL MARKET VALUE		75,439
SOH/AGL Deduction		24,417
ASSESSED VALUE		51,022
TOTAL EXEMPTION VALUE	HX HB	26,022
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11816	M H	125	10/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/766	3/30/2026	WD	U	I	37	150,000
GRANTOR: SOLOMON CRAIG						
GRANTEE: POTTER REMINGTON M						
1028/0858	10/01/2004	WD	Q	I		36,900
GRANTOR: ROBERT B ELLIS						
GRANTEE: CRAIG, HOWARD & BER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N12 W21 S12 E21$ W21 UOP= N12 W16 S12 E16$ W28 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,738

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		00	0.00	0.00	1.62	AC		1.00	1.00	1.00	18,000.00	18,000.00	29,160							

REVIEW DATE 09/02/2026 BY TP Total Acres: 1.62 Total Land Value: 29,160 Market: 0 Agricultural: 0 Common: 29,160 PRINTED 11/17/2026 BY SYS