LOT 2 CARTER PLACE S/D (UNR) DES
COR OF NW1/4 OF NW1/4, N 9.28 FT
LOT 2 CARTERS PLACE FOR POB, CON

THIBODEAUX DAVID/SHUPP AMANDA
458 NW IVY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-042

BUILDING CHARACTERISTICS

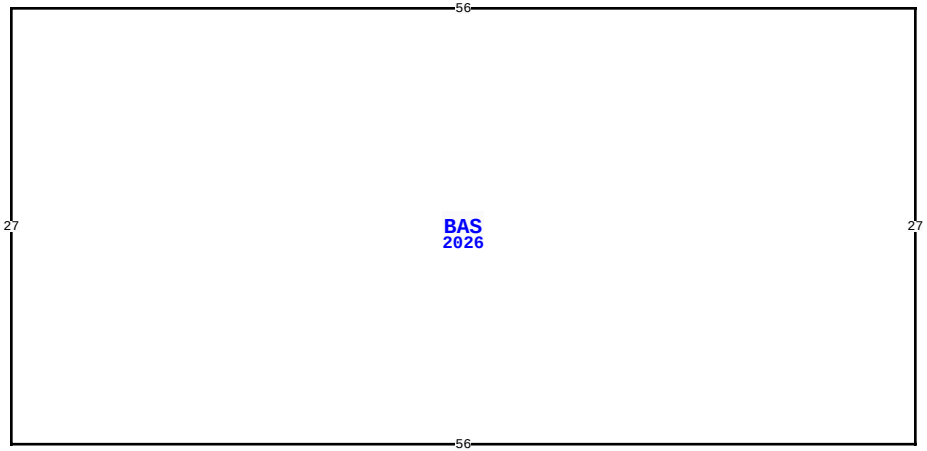
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,512	100	2026	1,512	160,742
TOTALS	1,512			1,512	160,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr



458 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,742
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	23,040
TOTAL MARKET VALUE	190,782
SOH/AGL Deduction	0
ASSESSED VALUE	190,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,782
TOTAL JUST VALUE	190,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056539	Remodel	12,428	09/08/2026
000054256	Mobile Home		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1574/2392	7/20/2026	WD	Q	I	01	240,000
GRANTOR: 492 SE LOMOND AVE LLC						
GRANTEE: THIBODEAUX DAVID						
1530/1605	12/31/2024	WD	Q	V	01	46,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: 492 SE LOMOND AVE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,16] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					1.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,040							

REVIEW DATE 10/28/2025 BY randall Total Acres: 1.28 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 11/17/2026 BY SYS