LOT 7 CARTER PL, UNR S/D. ALSO D
SW COR OF NW 1/4 OF NW 1/4, S 17
COR OF LOT 7 739.18 FT TO POB, E

HOMETOWN INVESTORS LLC
134 SW VELVET GLN
LAKE CITY, FL 32024

2027

05-3S-17-04843-047

BUILDING CHARACTERISTICS

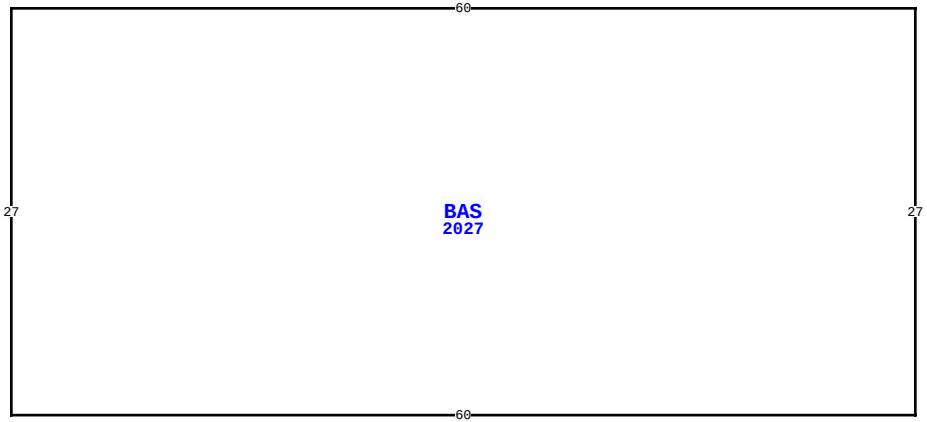
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,620	100	2027	1,620	172,223
TOTALS	1,620			1,620	172,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	113.0000	108.48	175,738	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1620 HX Base Yr



305 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

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	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	172,223
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	29,160
TOTAL MARKET VALUE	208,383
SOH/AGL Deduction	0
ASSESSED VALUE	208,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,383
TOTAL JUST VALUE	208,383
NCON VALUE	179,223
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054673	Mobile Home		12/14/2025
000054428	Right-of-Way Acce		11/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1060	9/25/2025	WD	Q	V	01	35,000

GRANTOR: BASS ERNEST L

GRANTEE: HOMETOWN INVESTORS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,14] E60 S27 W60 N27 $

.

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

REVIEW DATE 05/19/2026 BY MLU Total Acres: 1.62 Total Land Value: 29,160 Market: 0 Agricultural: 0 Common: 29,160 PRINTED 11/17/2026 BY SYS