THE S 132.58 FT OF N 397.74 FT O
NE1/4 OF NE1/4. (AKA PARCEL 16).

OWENS SHERRIE LYNN
490 SW VISTA TER
LAKE CITY, FL 32024

2027

05-4S-16-02773-037

BUILDING CHARACTERISTICS

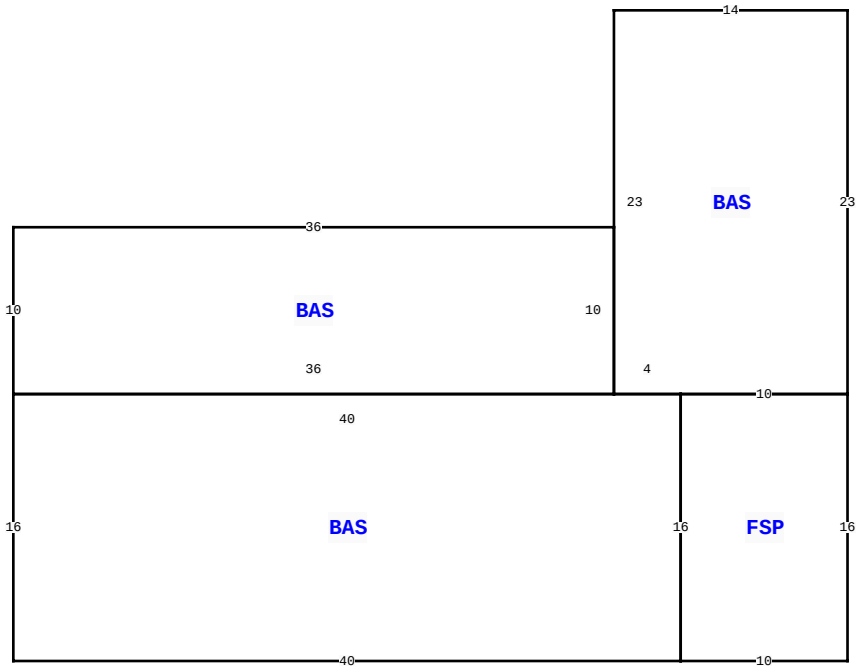
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	6,254
BAS	360	100		360	6,993
BAS	640	100		640	12,431
FSP	160	40		64	1,243
TOTALS	1,482			1,386	26,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,386	80.9250	48.56	67,304	1965	1965	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2027 Heated Area: 1322 HX Base Yr 2027



490 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	575	
2	0070	CARPORT UF	0	100	34	10	1.00	UT	0.00	0.00	100	0	0	3	100	544	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		34,513
TOTAL MARKET OB/XF VALUE		8,419
TOTAL LAND VALUE - MARKET		17,648
TOTAL MARKET VALUE		60,580
SOH/AGL Deduction		0
ASSESSED VALUE		60,580
TOTAL EXEMPTION VALUE	HX HB	27,989
BASE TAXABLE VALUE		32,591
TOTAL JUST VALUE		60,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/491	9/23/2026	QC	U	I	11	100
GRANTOR: LETT MATTHEW P						
GRANTEE: OWENS SHERRIE LYNN						
1470/318	6/24/2022	WD	Q	I	01	42,500
GRANTOR: KING MARINDA						
GRANTEE: LETT MATTHEW P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S10 BAS= S16 E40 FSP= E10 N16 W10 S16$ N16 BAS= E10 N23 W14 S23 E4 $ W40$E36 N10$.

LAND DESCRIPTION

TOTAL OB/XF 8,419

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	0.43	AC		1.00	1.00	1.14	18,000.00	20,520.00	8,824							
2	0102	C	SFR/MH	100		00	0.00	0.00	0.43	AC		1.00	1.00	1.14	18,000.00	20,520.00	8,824							

REVIEW DATE 09/27/2023 BY JB Total Acres: 0.86 Total Land Value: 17,648 Market: 0 Agricultural: 0 Common: 17,648 PRINTED 11/17/2026 BY SYS

THE S 132.58 FT OF N 397.74 FT O
NE1/4 OF NE1/4. (AKA PARCEL 16).

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490 SW VISTA TER
LAKE CITY, FL 32024

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BUILDING CHARACTERISTICS

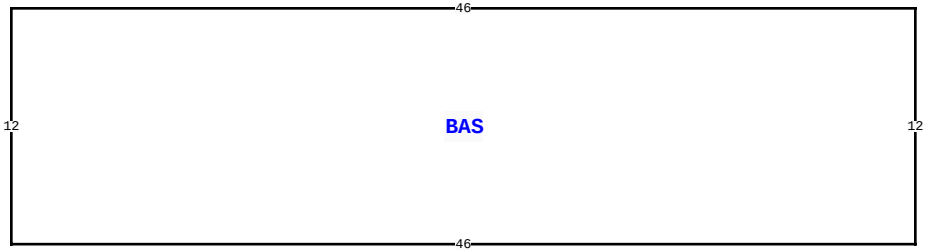
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	7,591
TOTALS	552			552	7,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	552	57.3075	34.38	18,978	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2027 Heated Area: 552 HX Base Yr 2027



490 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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 2 — 2

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1470/318	6/24/2022	WD	Q	I	01	42,500
GRANTOR: KING MARINDA						
GRANTEE: LETT MATTHEW P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E46 N12$.

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 09/27/2023 BY JB Total Acres: 0.86 Total Land Value: 17,648 Market: 0 Agricultural: 0 Common: 17,648 PRINTED 11/17/2026 BY SYS