COMM SE COR OF NE1/4, W 30 FT FO
FT, W 40.77 FT, SW 164.50 FT, S
180.72 FT, N 66.62 FT TO POB.

CARRERAS STUART G
211 SE MARY ETTA TER
LAKE CITY, FL 32025

2027

05-6S-17-09606-004

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
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

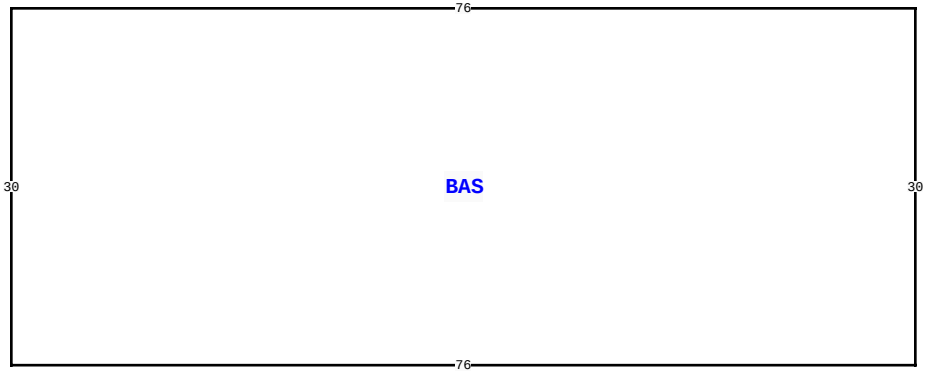
NEIGHBORHOOD/LOC 5617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	159,745
TOTALS	2,280			2,280	159,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	115.9000	107.79	245,761	2007	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2024 Heated Area: 2280 HX Base Yr



102 SW FRED CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	159,745
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	176,245
SOH/AGL Deduction	0
ASSESSED VALUE	176,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,245
TOTAL JUST VALUE	176,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000026718	Mobile Home		11/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1943	1/30/2025	WD	U	I	11	100
GRANTOR: CARRERAS STUART						
GRANTEE: CARRERAS STUART G						
1528/902	11/23/2024	LE	U	I	14	100
GRANTOR: CARRERAS STUART G (EN						
GRANTEE: BAXTER BRIANA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 09/06/2024 BY JB Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS