COMM SW COR, RUN N 295.50 FT FOR 520.42 FT, E 520.50 FT, S 389.57 S 132.70 FT, W 295.50 FT TO POB.

FLORIDA HALEY
947 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

**2027**

**07-5S-16-03487-000**

## BUILDING CHARACTERISTICS

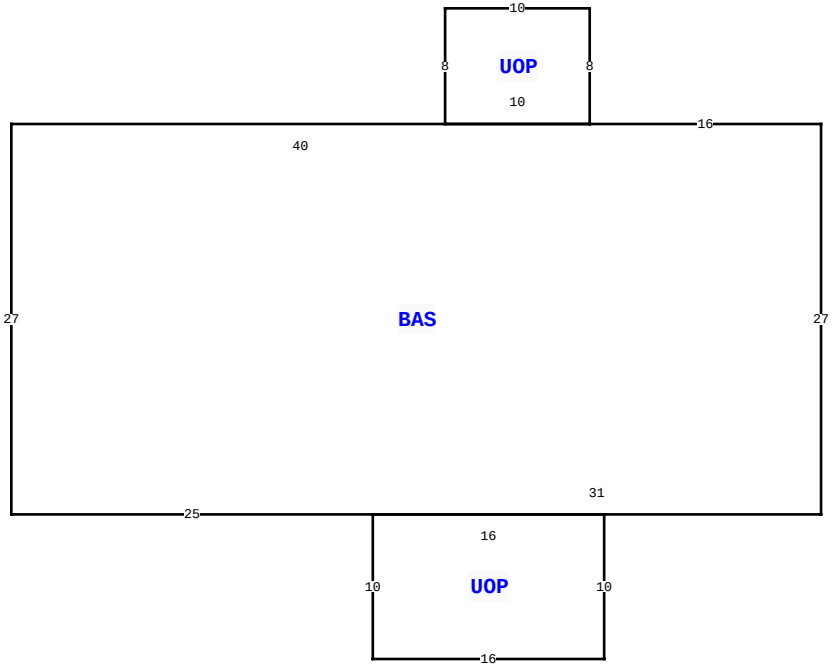
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 7516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 89,638 |
| UOP | 80 | 25 | | 20 | 1,186 |
| UOP | 160 | 25 | | 40 | 2,372 |
| TOTALS | 1,752 | | | 1,572 | 93,195 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,572 | 115.9000 | 107.79 | 169,446 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026




| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | | | LGL DATE | | |
| XF DATE | | | LAND DATE | 05/06/2026 | MLU |
| INC DATE | | | AG DATE | | |

947 SW ICHETUCKNEE AVE, LAKE CITY

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 93,195 |
| TOTAL MARKET OB/XF VALUE | 9,160 |
| TOTAL LAND VALUE - MARKET | 67,730 |
| TOTAL MARKET VALUE | 170,085 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 170,085 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 118,674 |
| TOTAL JUST VALUE | 170,085 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,088 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31677 | M H | 657 | 01/08/2014 |
| 20519 | M H | 125 | 03/14/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1535/976 | 2/27/2025 | WD | U | I | 11 | 100 |
| GRANTOR: CARBY JESSICA A | | | | | | |
| GRANTEE: FLORIDA HALEY | | | | | | |
| 1312/1526 | 3/28/2016 | WD | Q | I | 01 | 84,900 |
| GRANTOR: JARED T & JOY C BLANT | | | | | | |
| GRANTEE: JESSICA A CARBY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 UOP= N8 W10 S8 E10$ W40 S27 E25 UOP= S10 E16 N10W16$ E31 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 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 1.50 | 1.50 | 100 | 2014 | 2014 | 3 | 100 | 540 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 18 | 30 | 180.00 | UT | 9.00 | 9.00 | 100 | 2014 | 2014 | 3 | 100 | 1,620 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,160

| 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 | | A-1 | 0.00 | 0.00 | 5.21 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 67,730 | | | | | | | |

REVIEW DATE 08/21/2019 BY BC Total Acres: 5.21 Total Land Value: 67,730 Market: 0 Agricultural: 0 Common: 67,730 PRINTED 11/17/2026 BY SYS