LOT 18 BARWICK S/D.

ORB 643-070

DUFFANY WALTER L/DUFFANY CINDY R
189 SW CHARLIE LN
LAKE CITY, FL 32024

2026

08-4S-16-02815-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

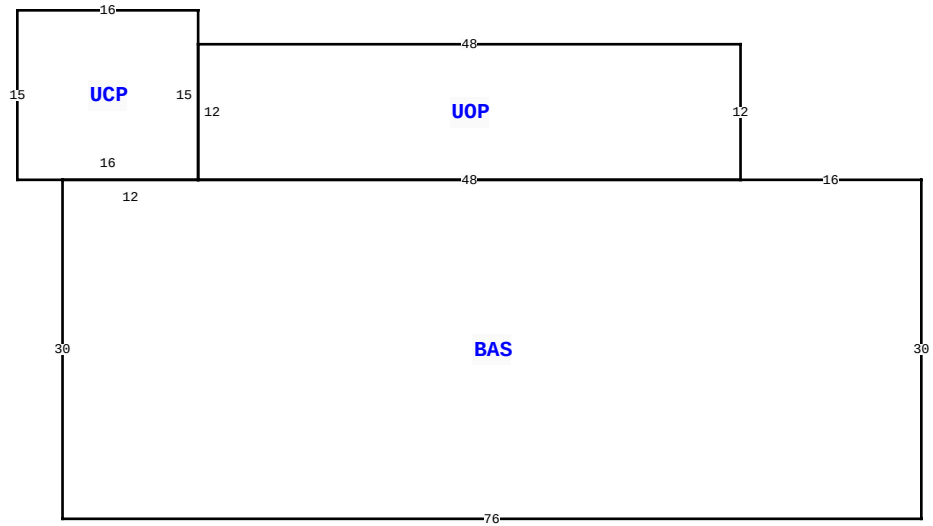
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	183,988
UCP	240	20		48	3,874
UOP	576	25		144	11,620
TOTALS	3,096			2,472	199,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,472	102.5100	98.41	243,270	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 0 Heated Area: 2280 HX Base Yr



189 SW CHARLIE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,481
TOTAL MARKET OB/XF VALUE		15,760
TOTAL LAND VALUE - MARKET		28,960
TOTAL MARKET VALUE		244,201
SOH/AGL Deduction		119,173
ASSESSED VALUE		125,028
TOTAL EXEMPTION VALUE	VP HX HB VX	106,164
BASE TAXABLE VALUE		18,864
TOTAL JUST VALUE		244,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,000

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33737	M H	375	02/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0643/0070	2/01/1988	WD	U	V		39,200
GRANTOR: DEROIS RENALD &						
GRANTEE: DUFFANY WALTER L &						
0585/0243	12/01/1985	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N12 W48 S12 E48$ W48 UCP= N15 W16 S15 E16$ W12 S30 E76 N30$.

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	8	12	96.00	UT	5.00	5.00	100	1993	1993	3	100	480	
2	0031	BARN,MT AE	0	100	20	26	520.00	UT	9.00	9.00	100	2014	2014	3	100	4,680	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0296	SHED METAL	0	100	12	31	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
8	0210	GARAGE U	0	100	21	28	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF 15,760

LAND DESCRIPTION

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	1.81	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,960							

REVIEW DATE 03/04/2024 BY JB Total Acres: 1.81 Total Land Value: 28,960 Market: 0 Agricultural: 0 Common: 28,960 PRINTED 05/12/2026 BY SYS