E 399.70 FT OF NW1/4 OF SW1/4,
EX N 1017.60 FT, & EX RD R/W.
(AKA LOTS 7 & 8 BARWICK EAST

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

08-4S-16-02816-018

BUILDING CHARACTERISTICS

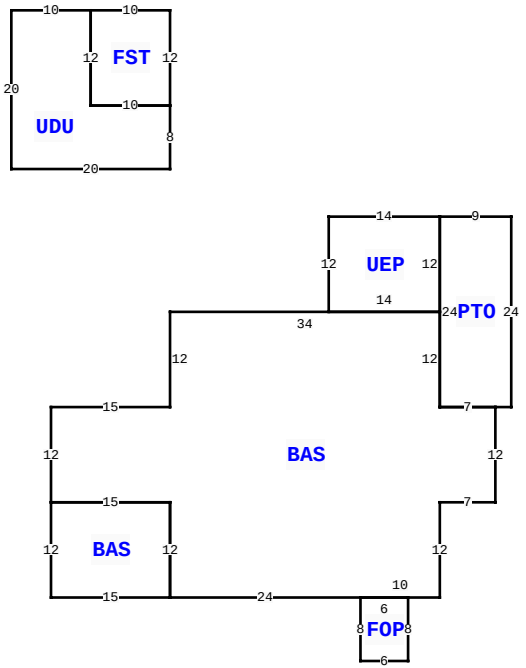
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	7,453
BAS	1,488	100		1,488	61,612
FOP	48	35		17	704
FST	120	55		66	2,733
PTO	216	5		11	455
UDU	280	60		168	6,956
UEP	168	70		118	4,886
TOTALS	2,500			2,048	84,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	2,048	86.2650	69.01	141,332	1970	1980	0	0	0	40.00	60.00

1 SFR/MH CON 0% - 0 Heated Area: 1668 HX Base Yr



884 SW BARWICK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0294	SHED WOOD/	0	0	19	21	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,799
TOTAL MARKET OB/XF VALUE	14,450
TOTAL LAND VALUE - MARKET	40,960
TOTAL MARKET VALUE	140,209
SOH/AGL Deduction	6,536
ASSESSED VALUE	133,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,673
TOTAL JUST VALUE	140,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,336

XFOB:1:1: PRINCESS M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1301	7/05/2007	WD	Q	I		65,000
GRANTOR: REBECCA F CARSON & AN						
GRANTEE: WAN BING NGAI						
0975/0935	2/18/2003	WD	Q	I		35,000
GRANTOR: GRACE WILLIAMS						
GRANTEE: REBECCA FREEMAN & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S12 BAS= S12 E15 N12 W15$ E15 S12 E24 FOP= S8 E6 N8 W6$ E10 N12 E7 N12 PTO= E2 N24 W9 S24 E7$ W7N12 UEP= N12 W14 S12 E14$ W34 S12$ PTR= N30 UDU= N8 FST= N12 W10 S12 E10$ W10 N12 W10 S20 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 14,450

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	2.56	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,960							

REVIEW DATE 01/29/2019 BY BC Total Acres: 2.56 Total Land Value: 40,960 Market: 0 Agricultural: 0 Common: 40,960 PRINTED 11/17/2026 BY SYS