LOT 2 HOBBS HEIGHTS S/D EX THE W
526-526-27, 1283-1790, WD 1298-1

FERNANDEZ AMY BACON
139 SW LOUIS GLN
LAKE CITY, FL 32024

**2026**

**08-4S-16-02816-044**

## BUILDING CHARACTERISTICS

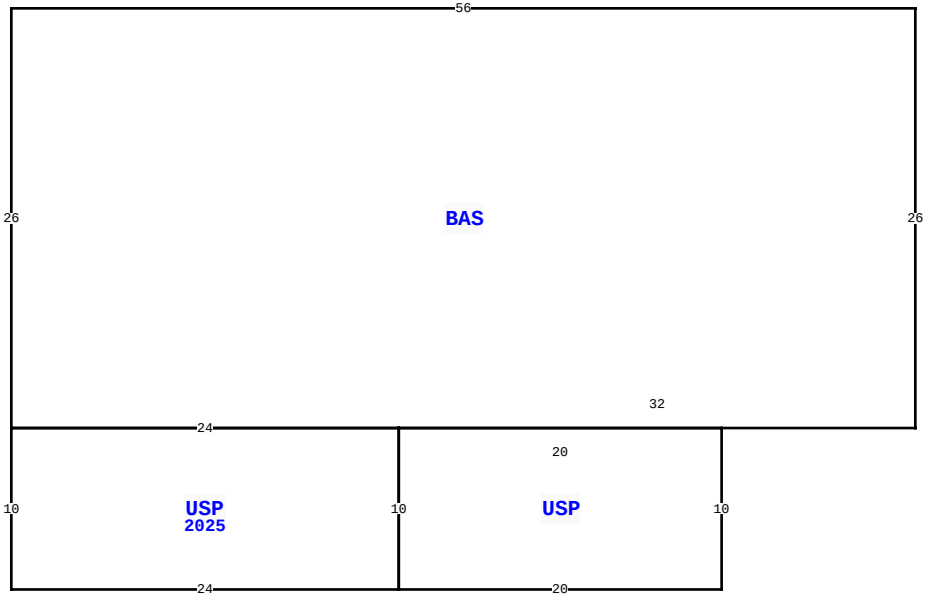
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 01 |
| NEIGHBORHOOD/LOC | 8416.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 130,718 |
| USP | 200 | 35 | | 70 | 6,285 |
| USP | 240 | 35 | 2025 | 84 | 7,542 |
| TOTALS | 1,896 | | | 1,610 | 144,545 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,610 | 113.7000 | 106.88 | 172,077 | 2017 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

1 MANUF 1 100% - 2023 Heated Area: 1456 HX Base Yr 2023




139 SW LOUIS GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,545 |
| TOTAL MARKET OB/XF VALUE | | 7,100 |
| TOTAL LAND VALUE - MARKET | | 39,680 |
| TOTAL MARKET VALUE | | 191,325 |
| SOH/AGL Deduction | | 14,442 |
| ASSESSED VALUE | | 176,883 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 125,472 |
| TOTAL JUST VALUE | | 191,325 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 192,286 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1478/650 | 10/28/2022 | WD | U | I | 11 | 100 |

GRANTOR: BACON MARK S

GRANTEE: FERNANDEZ AMY BACON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S26 E24 E32 N26 $
USP=[ORIG=-32,26] S10 E20 N10 W20 $
USP=[YR=2025;ORIG=-56,26] E24 S10 W24 N10 $
.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2025 | 2024 | | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,100

| 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 | | | | | 2.48 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 39,680 | | | | | | | |

REVIEW DATE 02/15/2024 BY JB Total Acres: 2.48 Total Land Value: 39,680 Market: 0 Agricultural: 0 Common: 39,680 PRINTED 06/22/2026 BY SYS