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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

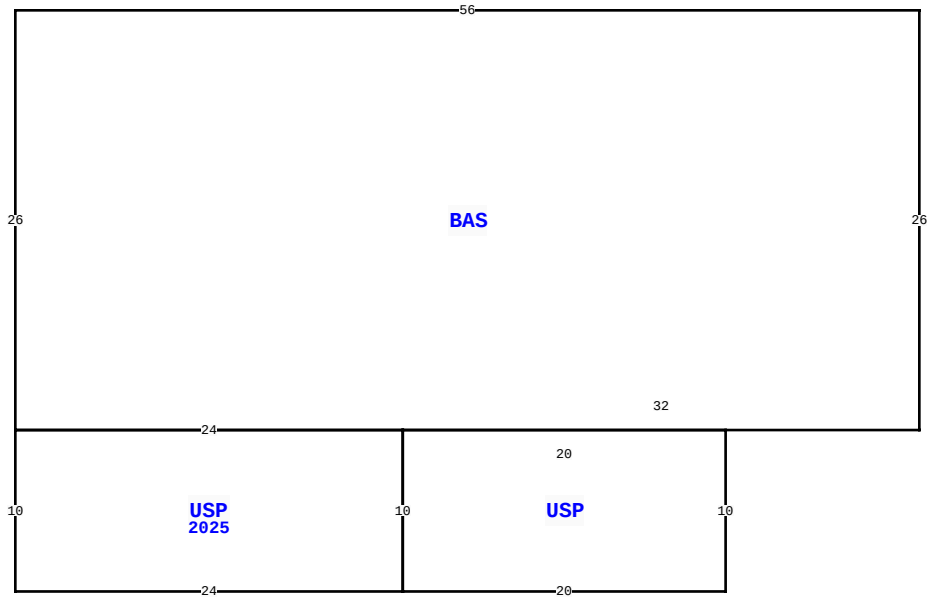
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	133,494
USP	200	35		70	6,418
USP	240	35	2025	84	7,702
TOTALS	1,896			1,610	147,615

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	109.15	175,732	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,615
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		39,680
TOTAL MARKET VALUE		194,395
SOH/AGL Deduction		17,512
ASSESSED VALUE		176,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,472
TOTAL JUST VALUE		194,395
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 05/08/2026 BY SYS