

N 175 FT OF S 235 FT OF E 300 FT
 SW1/4 EX THE E 30 FT FOR RD R/W.
 PIUTE S/D UNREC).

HANSEN LAURA A
 400 SE PIUTE WAY
 LAKE CITY, FL 32025

2026

09-4S-17-08301-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,380	100	
TOTALS	1,380		131,504

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2025								
Heated Area: 1380					HX Base Yr 2025							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				131,504		
TOTAL MARKET OB/XF VALUE				3,000		
TOTAL LAND VALUE - MARKET				14,040		
TOTAL MARKET VALUE				148,544		
SOH/AGL Deduction				0		
ASSESSED VALUE				148,544		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				97,133		
TOTAL JUST VALUE				148,544		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				151,499		
LAND:1:1: SOME LOW & WET						
SALE:2:1: DEED IN LIEU OF FORECLOSURE /MOBILE HOME						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
38902	M H	0	11/15/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1157	5/25/2023	WD	Q	I	01	138,000
GRANTOR: OSTEEN SHERRY L						
GRANTEE: HANSEN LAURA A						
1387/2471	6/27/2019	WD	Q	V	03	14,500
GRANTOR: DORIS C ROBINSON TRST						
GRANTEE: SHERRY L OSTEEN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W46 S30 E46 N30\$.						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9947	Septic	0	100	0	0			3,000.00	100		
TOTAL OB/XF 3,000												

LAND DESCRIPTION													TOTAL OB/XF 3,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/MH	0.00	0.00	1.20	AC		1.00	1.00	0.90	13,000.00	11,700.00	14,040								