

COMM AT INTERS OF E LINE OF SEC
RD, RUN W ALONG R/W 160 FT FOR P
W 139.16 FT, N 276.28 FT, E 123.

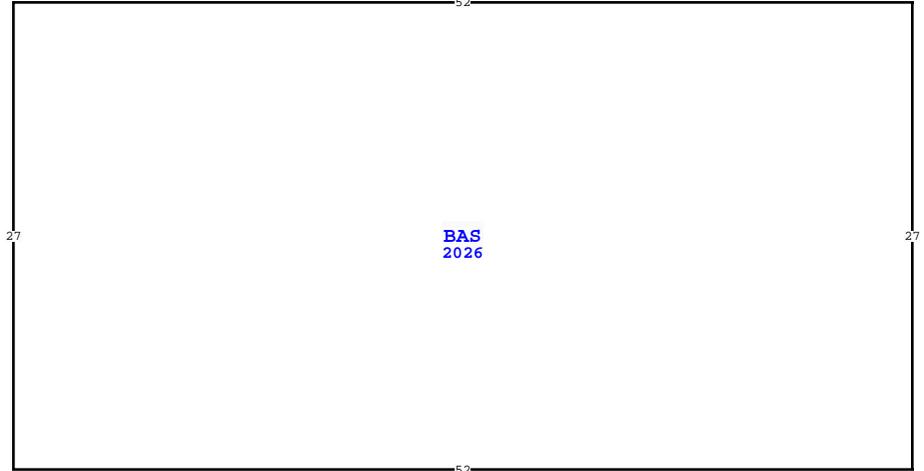
LISOWSKI NICHOLAS
283 SW TROY ST
LAKE CITY, FL 32024

2026

10-4S-16-02838-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2026
TOTALS	1,404		1,404
			157,736

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2020	02	1,404	113.5000	114.64	160,955	2026	2026	0	0	2.00	98.00		
1 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	157,736			
TOTAL MARKET OB/XF VALUE	8,500			
TOTAL LAND VALUE - MARKET	10,400			
TOTAL MARKET VALUE	176,636			
SOH/AGL Deduction	0			
ASSESSED VALUE	176,636			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	176,636			
TOTAL JUST VALUE	176,636			
NCON VALUE	164,736			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	11,900			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053824	Mobile Home		12/15/2025
000053761	Right-of-Way Acce		08/04/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1879	1/21/2026	WD Q	Q	I	01	229,000
GRANTOR: 2911 PROPERTIES LLC						
GRANTEE: LISOWSKI NICHOLAS						
1520/942	7/22/2024	WD Q	Q	I	01	28,500
GRANTOR: CRABTREE JOYCE D REVO						
GRANTEE: 2911 PROPERTIES LLC						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	16	20	1.00	UT	0.00	100	0	0	3	100	1,500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100	2026	2025		100	3,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF														8,500
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=17,9] E52 S27 W52 N27 \$

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	0.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	10,400							