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

2027

10-4S-16-02838-003

BUILDING CHARACTERISTICS

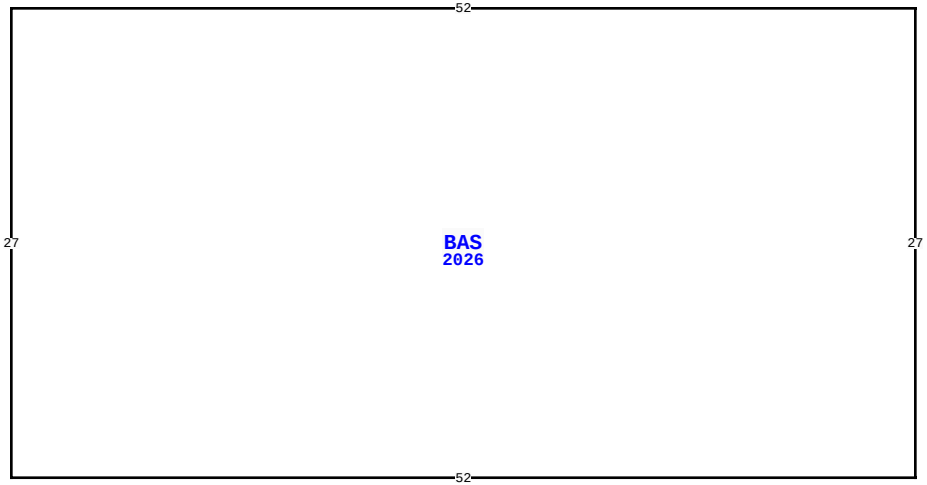
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2026	1,404	149,920
TOTALS	1,404			1,404	149,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	108.96	152,980	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr



283 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,920
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	10,400
TOTAL MARKET VALUE	168,820
SOH/AGL Deduction	0
ASSESSED VALUE	168,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,820
TOTAL JUST VALUE	168,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,388

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	I	01	229,000
GRANTOR: 2911 PROPERTIES LLC						
GRANTEE: LISOWSKI NICHOLAS						
1520/942	7/22/2024	WD	Q	I	01	28,500
GRANTOR: CRABTREE JOYCE D REVO						
GRANTEE: 2911 PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		RSF/MH	0.00	0.00	0.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	10,400							

REVIEW DATE 03/27/2026 BY TP Total Acres: 0.80 Total Land Value: 10,400 Market: 0 Agricultural: 0 Common: 10,400 PRINTED 11/16/2026 BY SYS