LOT 10 BLOCK A TROY PINES S/D.

951-1420, WD 1166-2645, QC 1195-

LOSASSO GRACIE MADDOX
303 SW SUNRISE WAY
LAKE CITY, FL 32024

2027

10-4S-16-02890-004

BUILDING CHARACTERISTICS

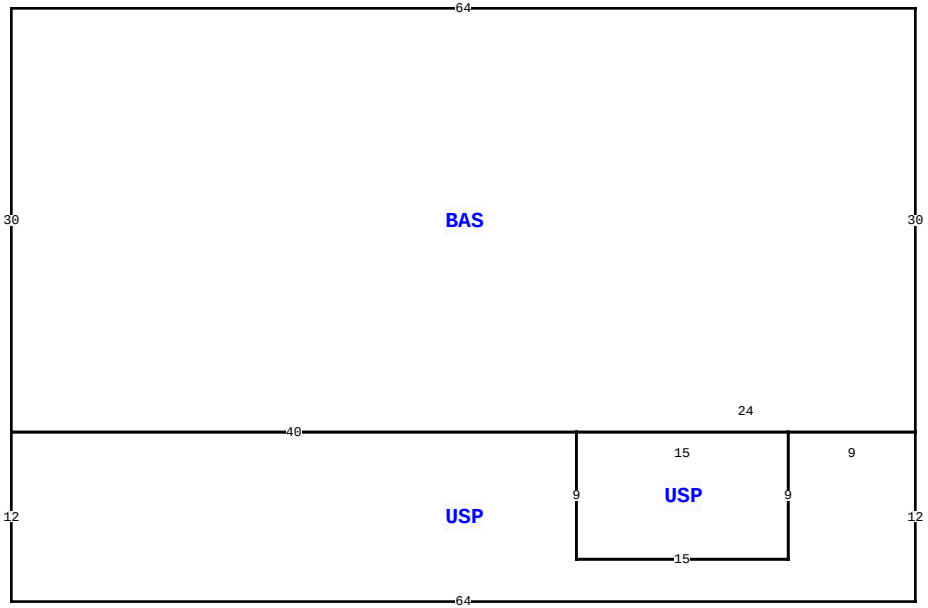
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	124,065
USP	135	35		47	3,037
USP	633	35		222	14,345
TOTALS	2,688			2,189	141,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,189	113.9000	105.93	231,881	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 1920 HX Base Yr 2010



303 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	11	20	220.00	UT	1.50	1.50	80	2003	2003	3	80	264	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
6	0031	BARN,MT AE	0	100	26	30	780.00	UT	10.00	10.00	100	2009	2009	3	100	7,800	
7	0060	CARPORT F	0	100	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,447
TOTAL MARKET OB/XF VALUE	28,354
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	188,301
SOH/AGL Deduction	71,972
ASSESSED VALUE	116,329
TOTAL EXEMPTION VALUE	13 HX HB 116,329
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	188,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28122	M H	375	10/07/2009
21211	M H	125	10/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0871	5/21/2010	QC	U	I	11	100
GRANTOR: GRACIE MADDOX						
GRANTEE: VINCENT J OR GRACIE						
1166/2645	2/06/2009	WD	Q	I	01	75,000
GRANTOR: HAROLD & CAROL SCHWAR						
GRANTEE: GRACIE MADDOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S30 USP= S12 E64 N12 W9 S9 W15 N9 W40$ E40 USP= S9E15 N9 W15$ E24 N30$.

LAND DESCRIPTION

TOTAL OB/XF 24,854

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.91 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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GRANTEE: VINCENT J OR GRACIE						
1166/2645	2/06/2009	WD	Q	I	01	75,000
GRANTOR: HAROLD & CAROL SCHWAR						
GRANTEE: GRACIE MADDOX						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

TOTAL OB/XF 3,500

LAND DESCRIPTION

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

REVIEW DATE 01/24/2024 BY JB — Total Acres: 0.91 — Total Land Value: 18,500 — Market: 0 — Agricultural: 0 — Common: 18,500 — PRINTED 11/17/2026 BY SYS