LOT 10 BLK A COLUMBIA ESTATES.
669-030, 755-2377, DC 1541-2731,

POTTER PATRICIA
458 SW TWIG CT
LAKE CITY, FL 32024

2027

10-5S-16-03529-110

BUILDING CHARACTERISTICS

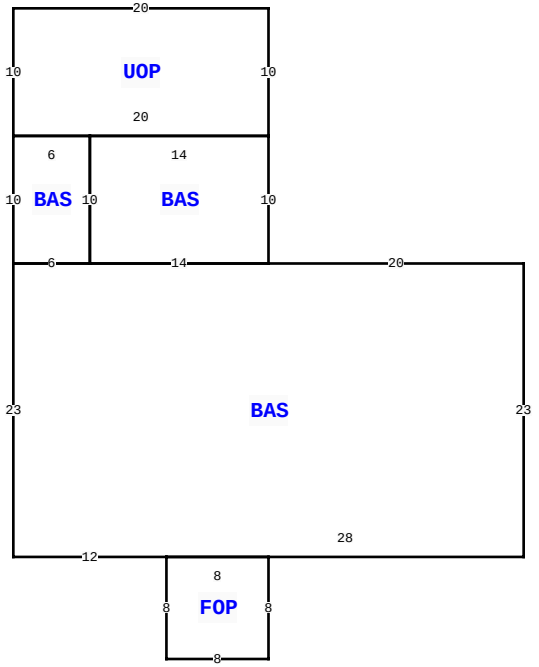
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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 01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	1,669
BAS	140	100		140	3,894
BAS	920	100		920	25,591
FOP	64	35		22	612
UOP	200	25		50	1,391
TOTALS	1,384			1,192	33,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,192	115.9000	69.54	82,892	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1120 HX Base Yr



458 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,157
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	63,757
SOH/AGL Deduction	32,332
ASSESSED VALUE	31,425
TOTAL EXEMPTION VALUE	HX HB SX WX 31,425
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	63,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1933	6/21/2025	LE	U	I	14	100
GRANTOR: POTTER PATRICIA (ENH						
GRANTEE: THOMAS BRIDGETT (RM						
0669/0030	6/21/1988	AD	Q	V		9,500
GRANTOR: BULLARD ETAL						
GRANTEE: POTTER RONALD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N10 UOP= N10 W20 S10 E20$ W14 S10 E14$ W14 BAS= N10 W6 S10 E6$ W6 S23 E12 FOP= S8 E8 N8 W8$ E28 N23$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.03 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS