LOT 17 BLK A COLUMBIA ESTATES.
740-225, 777-51, 811-1431, 812-7

HOSIER LORI LEIGH
270 SW TWIG CT
LAKE CITY, FL 32024-5104

2027

10-5S-16-03529-117

BUILDING CHARACTERISTICS

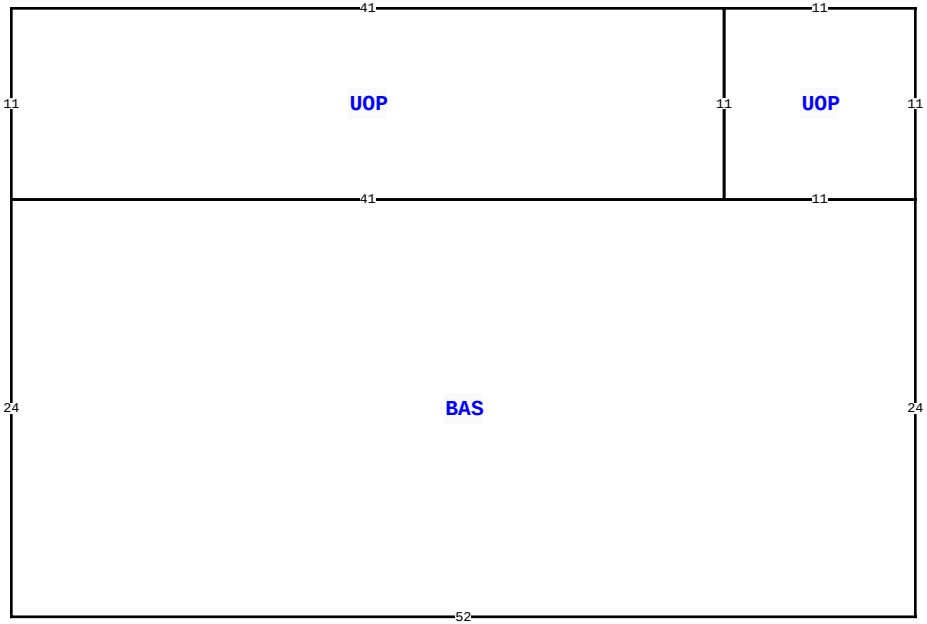
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	75,326
UOP	121	25		30	1,811
UOP	451	25		113	6,821
TOTALS	1,820			1,391	83,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,391	118.0000	109.74	152,648	1996	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1248 HX Base Yr 2025



270 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,956
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		113,956
SOH/AGL Deduction		0
ASSESSED VALUE		113,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,545
TOTAL JUST VALUE		113,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,860

SALE:7:1: LOT 17, BLOCK A, COLUMBOA ESTATES
SALE:6:1: REPO
SALE:5:1: LOT 17 BLK A COLUMBIA ESTATES
SALE:4:1: SALE DID NOT INCLUDE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10679	M H	125	01/25/1996
7378	M H	60	07/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/144	9/23/2025	QC	U	I	11	100
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: HOSIER LORI LEIGH						
1517/2345	10/20/2021	LE	U	I	14	100
GRANTOR: EVERHART JOHN (ENH LI						
GRANTEE: HOSIER LORI LEIGH (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N11 W41 S11 E41$ W41 S24 E52 N24$ UOP= N11 W11 S11 E11$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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