LOT 10 PECAN ACRES S/D.

789-2229, DC 1168-1450, WD 1202-

BUCHANAN TRAVIS LAVERE/BUCHANAN MICHELLE NICOLE
430 SW PECAN GLN
LAKE CITY, FL 32024

2027

10-5S-16-03539-002

BUILDING CHARACTERISTICS

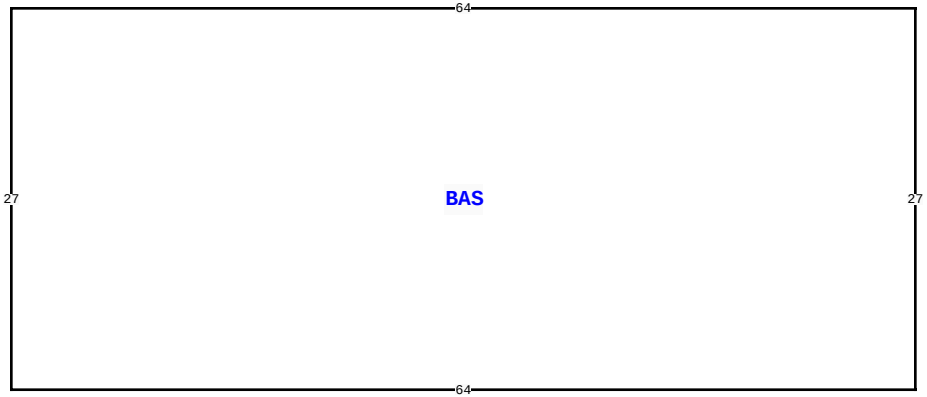
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	10516.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	47,237
TOTALS	1,728			1,728	47,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	113.9000	68.34	118,092	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2011 Heated Area: 1728 HX Base Yr 2011



430 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,237
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		44,220
TOTAL MARKET VALUE		100,157
SOH/AGL Deduction		35,905
ASSESSED VALUE		64,252
TOTAL EXEMPTION VALUE	HX HB	39,252
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,157

XFOB:1:1: FLAN M H

BLDG:1:1: FLAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13617	M H	125	02/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/247	3/16/2026	WD	U	I	11	100
GRANTOR: BLACKSTAR STABILITY R						
GRANTEE: BUCHANAN TRAVIS LAV						
1536/2744	2/28/2025	QC	U	I	11	100
GRANTOR: FIRST NATIONAL ACCEPT						
GRANTEE: BLACKSTAR STABILITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

REVIEW DATE 09/04/2019 BY BC Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS