S1/2 OF E1/2 OF W1/2 OF NE1/4 OF
(AKA S1/2 PRCL F FEAGLE PROP UNR

FOXX WILLIAM EDWARD/STIRN ANN MARIE
235 SE PRECIOUS CT
LAKE CITY, FL 32025

2027

11-5S-17-09208-012

BUILDING CHARACTERISTICS

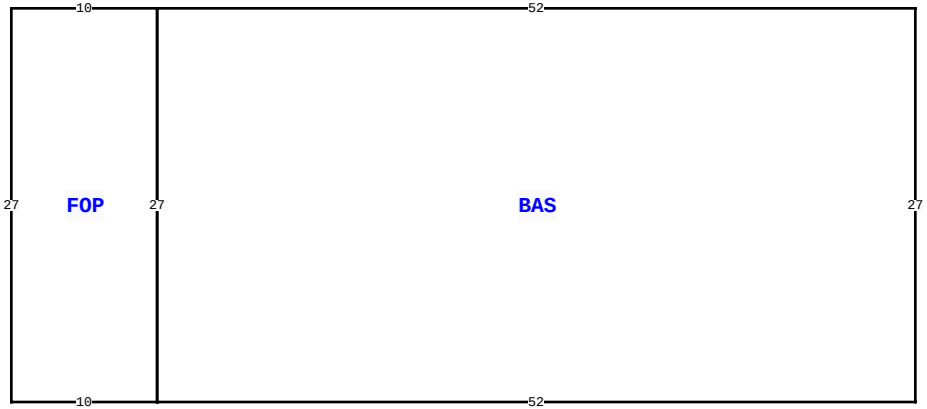
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	59,089
FOP	270	35		94	3,956
TOTALS	1,674			1,498	63,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,498	82.2825	76.52	114,627	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1404 HX Base Yr 2026



145 SE PRECIOUS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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		63,045
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		65,780
TOTAL MARKET VALUE		137,225
SOH/AGL Deduction		0
ASSESSED VALUE		137,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,814
TOTAL JUST VALUE		137,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37846	MAINT/ALTR	75	03/11/2019
21843	M H	340	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1026	5/04/2022	WD	Q	I	01	115,000
GRANTOR: PETTYJOHN-MCGUIGAN DO						
GRANTEE: FOXX WILLIAM EDWARD						
1401/2455	12/20/2019	WD	Q	I	01	110,000
GRANTOR: CHRISTOPHER E & MELIN						
GRANTEE: DOULGAS WAYNE PETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S27 E52 N27 $
FOP=[ORIG=-52,0] W10 S27 E10 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	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	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	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 05/24/2023 BY RP Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/17/2026 BY SYS