LOT 17 HUNTERS LANDING S/D.
WD 1013-1026, WD 1480-1781,

COLEMAN EVETTE
274 NW PATRIOT CT
LAKE CITY, FL 32055

2027

13-3S-16-02100-117

BUILDING CHARACTERISTICS

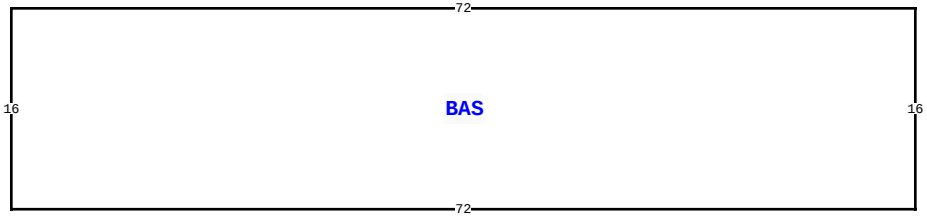
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	13316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,117
TOTALS	1,152			1,152	67,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	113.9000	105.93	122,031	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023



274 NW PATRIOT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	2009	2009	3	100	800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,117
TOTAL MARKET OB/XF VALUE		12,800
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		99,917
SOH/AGL Deduction		2,527
ASSESSED VALUE		97,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,979
TOTAL JUST VALUE		99,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21983	M H	250	06/18/2004
19259	M H	125	02/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1781	12/06/2022	WD	U	I	11	100
GRANTOR: WHITE JERRY L						
GRANTEE: COLEMAN EVETTE						
1013/1026	4/02/2004	WD	Q	V	04	17,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JERRY L WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E72 N16$.

LAND DESCRIPTION

TOTAL OB/XF 12,800

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.03 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS