LOT 7 SUNNY ACRES S/D UNIT 2.

755-1090

KUZYK BUDDY L
455 SW THRASHER LANE
LAKE CITY, FL 32024

2027

15-5S-16-03622-107

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	02	WINDOW 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 02

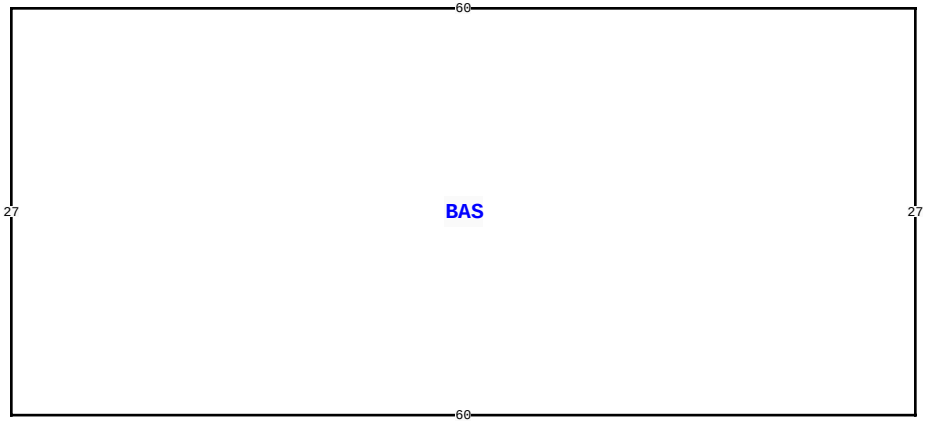
NEIGHBORHOOD/LOC 15516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	41,952
TOTALS	1,620			1,620	41,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	107.9000	64.74	104,879	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1620 HX Base Yr 1998



455 SW THRASHER LN, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 05/07/2026 MLU

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	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,952
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	101,952
SOH/AGL Deduction	36,852
ASSESSED VALUE	65,100
TOTAL EXEMPTION VALUE	HX HB DX 45,100
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	101,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043856	Roof Replacement	10,999	03/07/2022
12442	M H	125	04/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0755/1090	1/17/1992	WD	Q	V		13,000

GRANTOR: BULLARD-DEAS

GRANTEE: BUDDY KUZYK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/12/2026 BY KS Total Acres: 4.18 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS