LOT 12 HI-DRI ACRES UNIT 1.
QC 1396-2313,

LEWIS PATRICIA ANN
287 SW RAVEN LN
LAKE CITY, FL 32024

2026

15-5S-16-03623-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

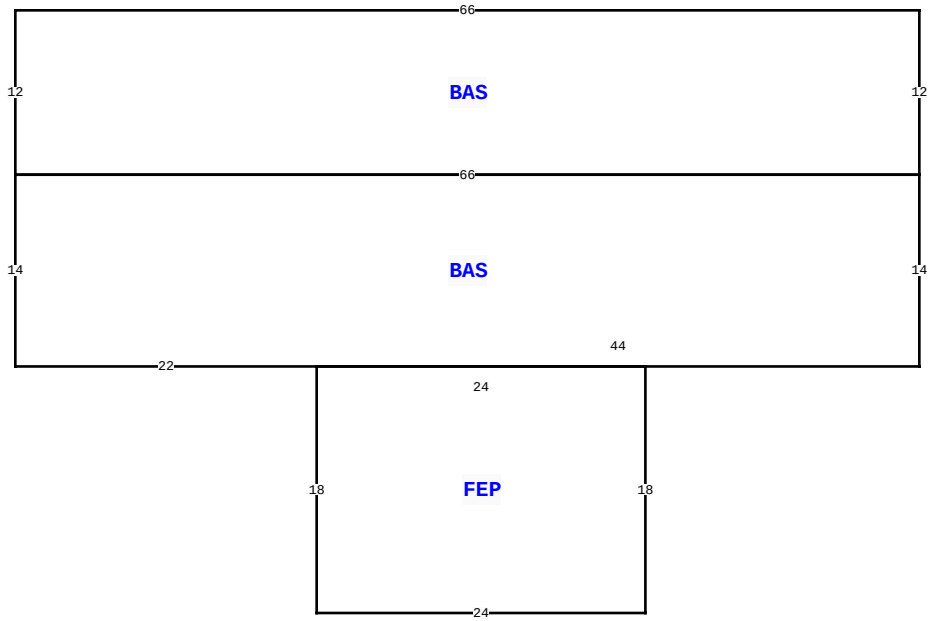
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	18,542
BAS	924	100		924	21,633
FEP	432	85		367	8,592
TOTALS	2,148			2,083	48,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,083	92.9000	58.53	121,918	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1716 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

395 SW THRASHER LN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,767
TOTAL MARKET OB/XF VALUE	11,850
TOTAL LAND VALUE - MARKET	25,380
TOTAL MARKET VALUE	85,997
SOH/AGL Deduction	23,216
ASSESSED VALUE	62,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,781
TOTAL JUST VALUE	85,997
NCON VALUE	3,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1396/2313	8/19/2019	QC	U	I	11	3,000
GRANTOR: KANDY GERBERICH SCAND						
GRANTEE: PATRICIA ANN LEWIS						
0570/0627	5/01/1985	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E22 FEP= S18 E24 N18 W24$ E44 N14 BAS= N12 W66 S12 E66$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 11,850

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.41	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,380							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.41 Total Land Value: 25,380 Market: 0 Agricultural: 0 Common: 25,380 PRINTED 05/12/2026 BY SYS