LOT 13 HI-DRI ACRES UNIT 1.

554-183, 554-199, 733-333, 770-3

PONDS ROBERT
363 SW THRASHER LN
LAKE CITY, FL 32024

2027

15-5S-16-03623-013

BUILDING CHARACTERISTICS

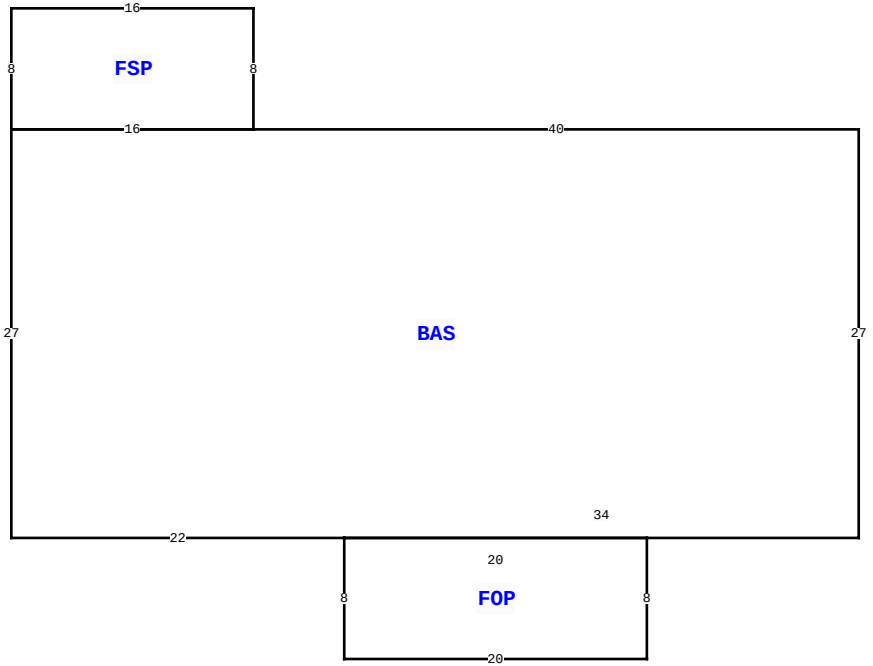
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,512	100		1,512	89,638
FOP	160	35		56	3,320
FSP	128	40		51	3,023
TOTALS	1,800			1,619	95,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,619	115.9000	107.79	174,512	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2009 Heated Area: 1512 HX Base Yr 2009



363 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0210	GARAGE U	0	100	24	36	864.00	UT	18.00	18.00	100	2007	2007	3	100	15,552	
2	0166	CONC,PAVMT	0	100	18	24	432.00	UT	3.00	3.00	100	2007	2007	3	100	1,296	
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	3,500.00	3,500.00	100	2026	2025		100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,982
TOTAL MARKET OB/XF VALUE		27,348
TOTAL LAND VALUE - MARKET		29,920
TOTAL MARKET VALUE		153,250
SOH/AGL Deduction		59,608
ASSESSED VALUE		93,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,231
TOTAL JUST VALUE		153,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,282

XFOB:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21465	M H	0	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/0560	6/10/2008	WD	Q	I		123,000
GRANTOR: CARMEN & CYNTHIA BREW						
GRANTEE: ROBERT PONDS						
1000/1943	11/20/2003	WD	Q	I		18,500
GRANTOR: BARBARA ANN SMITH MOR						
GRANTEE: CARMEN & CYNTHIA BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N8 W16 S8 E16$ W16 S27 E22 FOP= S8 E20 N8 W20$E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 27,348

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	1.87	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,920							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.87 Total Land Value: 29,920 Market: 0 Agricultural: 0 Common: 29,920 PRINTED 11/17/2026 BY SYS