LOT 25 HI-DRI ACRES UNIT 1.

351-439, 825-1745, 883-2006, WD

SEVILLE CHARLES ALFRED
227 SW FINCH WAY
LAKE CITY, FL 32024

2027

15-5S-16-03623-025

BUILDING CHARACTERISTICS

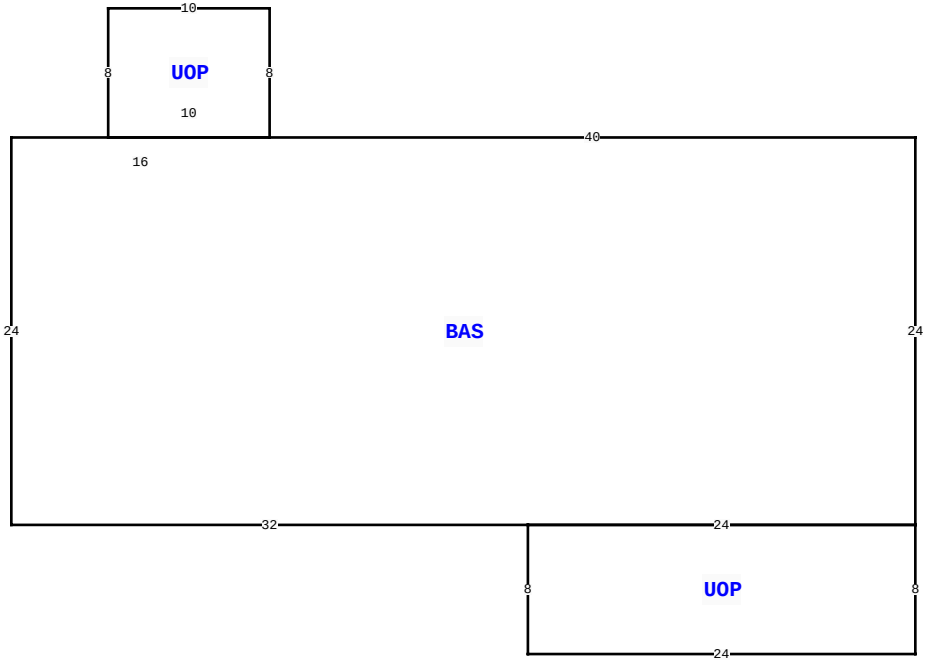
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,344	100		1,344	78,995
UOP	80	25		20	1,176
UOP	192	25		48	2,821
TOTALS	1,616			1,412	82,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,412	124.0000	74.40	105,053	1980	2015	0	0	0	21.00	79.00

1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024



227 SW FINCH WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,992
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		112,692
SOH/AGL Deduction		0
ASSESSED VALUE		112,692
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,281
TOTAL JUST VALUE		112,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21660	M H	375	03/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/2412	5/19/2020	WD	Q	I	01	81,500
GRANTOR: DONALD E & SHERON E H						
GRANTEE: CHARLES ALFRED SEVI						
1058/0035	9/09/2005	WD	Q	I		25,000
GRANTOR: LISA GRIFFIS KING						
GRANTEE: DON & SHERON HOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N8 W10 S8 E10$ W16 S24 E32 UOP= S8 E24 N8 W24$ E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS