COMM SW COR OF NW1/4, RUN N
ALONG W SEC LINE 330 FT, E
630.63 FT FOR POB, RUN N 333

DAUGHERTY JAMES D/LASHLEY DEBORAH JEAN
285 SW TITANIUM CT
LAKE CITY, FL 32024

2027

16-4S-16-03024-004

BUILDING CHARACTERISTICS

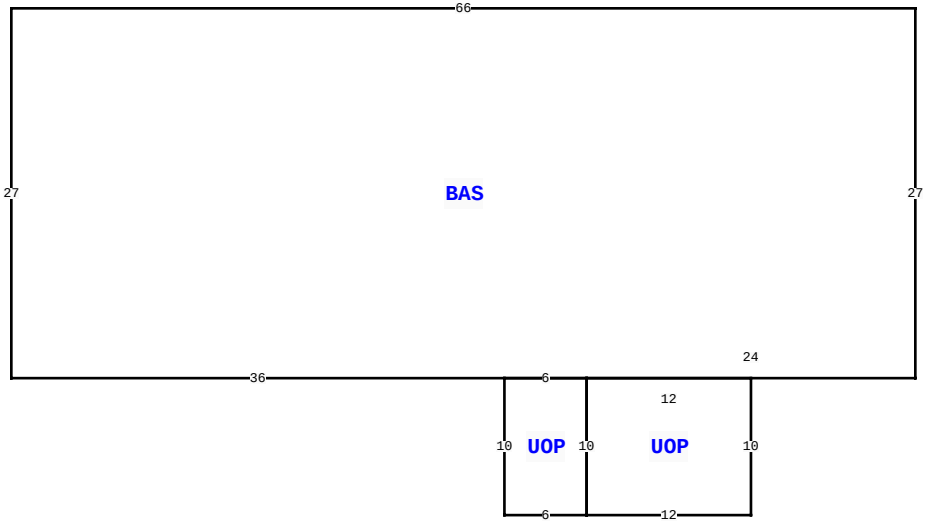
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	48,713
UOP	60	25		15	410
UOP	120	25		30	820
TOTALS	1,962			1,827	49,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,827	113.9000	68.34	124,857	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1782 HX Base Yr



283 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	75	1993	1993	3	75	488	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	540	
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	0.00	0.00	100	2014	2014	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,828

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	3.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,200							

REVIEW DATE 07/24/2024 BY KS Total Acres: 3.12 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,943
TOTAL MARKET OB/XF VALUE		14,828
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		95,971
SOH/AGL Deduction		38,007
ASSESSED VALUE		57,964
TOTAL EXEMPTION VALUE	HX HB DX SX	57,964
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,971

LAND:1:1: AKA PARCEL A

XFOB:1:1: BUCC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053391	Electrical Servic		06/17/2025
34350	M H	438	08/16/2016
13925	M H	125	04/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/2688	1/02/2018	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JAMES D DAUGHERTY &						
0525/0099	6/01/1983	WD	Q	V		8,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E36 UOP= S10 E6 N10 W6$ E6 UOP= S10 E12 N10 W12$ E24 N27$.