COMM SE COR OF NE1/4, RUN W 274.
CONT W 166.33 FT TO SE COR LOT 1
S/D, N 262 FT TO S R/W VISTA LN,

THOMAS DAVID/THOMAS BRENDA
166 SW FANTASY GLN
LAKE CITY, FL 32024

2027

16-4S-16-03025-018

BUILDING CHARACTERISTICS

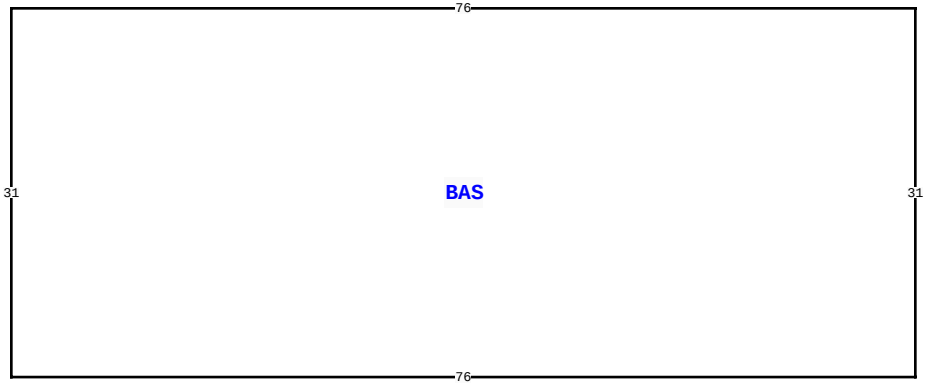
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	137,264
TOTALS	2,356			2,356	137,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	105.93	249,571	2002	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 2356 HX Base Yr 2002



166 SW FANTASY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,264
TOTAL MARKET OB/XF VALUE		13,240
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		163,504
SOH/AGL Deduction		76,932
ASSESSED VALUE		86,572
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,161
TOTAL JUST VALUE		163,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045737	Roof Replacement	9,000	10/21/2022
18967	M H	125	11/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2483	8/18/2022	LE	U	I	14	100
GRANTOR: THOMAS DAVID						
GRANTEE: THOMAS DAVID CRAIG						
0931/0915	7/19/2001	WD	Q	V	01	100
GRANTOR: SHERMON V & PATRICIA						
GRANTEE: DAVID & BRENDA THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	2007	2007	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	2007	2007	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,240

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	13,000.00	13,000.00	13,000							

REVIEW DATE 07/08/2024 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS