

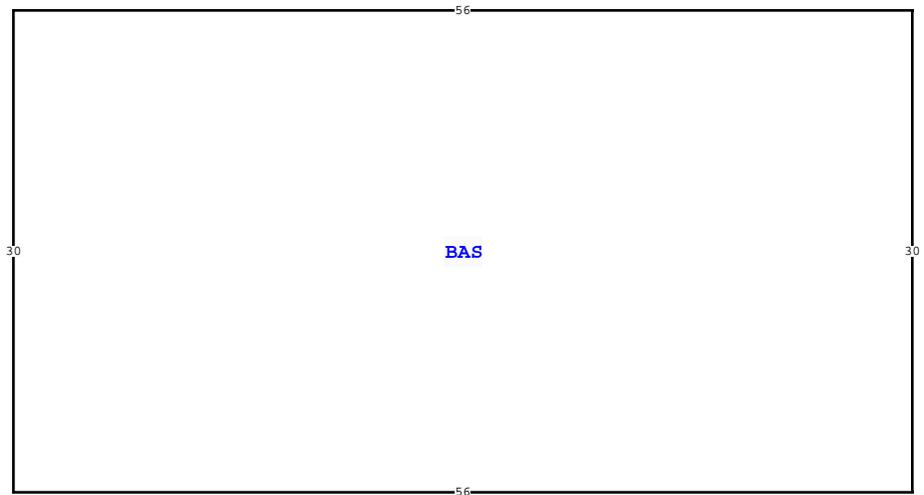
COMM AT NE COR SEC, RUN W 2613.7
 FT, CONT CONT S 682.30 FT, E 117
 FT, W 546.67 FT TO E R/W OF CARR

MACDONALD STEPHANEE NAIL/MACDONALD DAVID LANCE
 569 NW CARR CT
 LAKE CITY, FL 32055

2026

17-3S-16-02162-024


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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	01
NEIGHBORHOOD/LOC	17316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	
TOTALS	1,680		150,829

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	-	2005							
Heated Area: 1680						HX Base Yr 2005						
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										04/16/2026		MLU
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			150,829	
TOTAL MARKET OB/XF VALUE			13,500	
TOTAL LAND VALUE - MARKET			20,000	
TOTAL MARKET VALUE			184,329	
SOH/AGL Deduction			90,003	
ASSESSED VALUE			94,326	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			42,915	
TOTAL JUST VALUE			184,329	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			185,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35566	M H	0	07/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/2179	5/24/2017	QC	U	I	11	100
GRANTOR: KEITH G NAIL						
GRANTEE: DAVID LANCE & STEPH						
1337/2177	5/22/2017	QC	U	I	11	100
GRANTOR: STEVEN H NAIL PR FOR						
GRANTEE: DAVID LANCE & STEPH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0261	PRCH, UOP	0	100	0	0		1.00	UT	0.00		
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100
3	0030	BARN, MT	0	100	0	0		1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF													13,500
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S30 E56 N30\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							