THE N 210 FT OF LOT 3 DOUBLE RUN

694-576, AG 1021-2385, DC 1228-1

FREEMAN TYLER
542 NE TAMMY LN
LAKE CITY, FL 32055

**2027**

**17-3S-17-04971-002**

## BUILDING CHARACTERISTICS

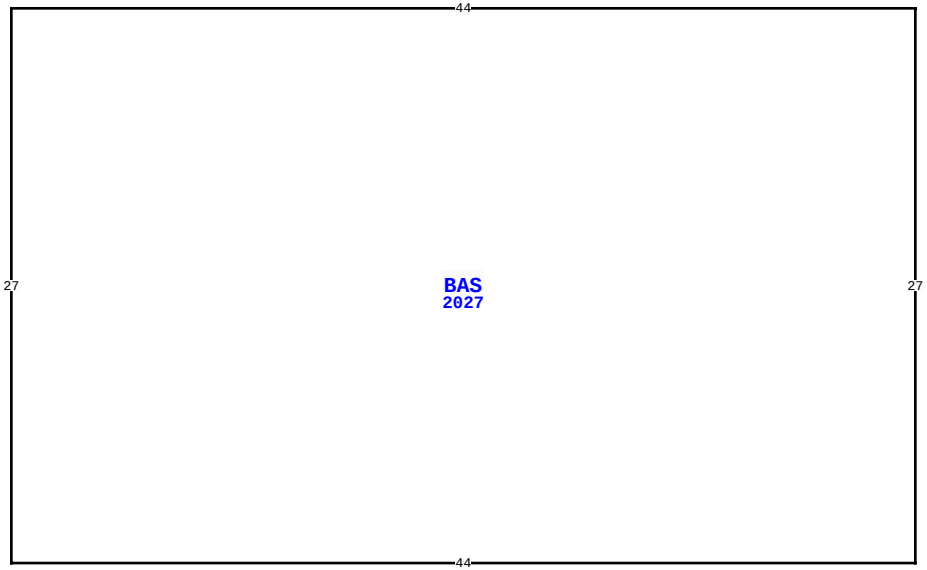
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 07 |
| NEIGHBORHOOD/LOC | 17317.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,188 | 100 | 2027 | 1,188 | 126,855 |
| TOTALS | 1,188 | | | 1,188 | 126,855 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,188 | 113.5000 | 108.96 | 129,444 | 2025 | 2025 | 0 | 0 | 0 | 2.00 | 98.00 |

3 MANUF 2 0% - 2027 Heated Area: 1188 HX Base Yr




138 NE REBECCA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 126,855 |
| TOTAL MARKET OB/XF VALUE | 672 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 146,027 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 146,027 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 146,027 |
| TOTAL JUST VALUE | 146,027 |
| NCON VALUE | 126,855 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 29,358 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053845 | Mobile Home | | 08/15/2025 |
| 000053736 | Right-of-Way Acce | | 07/31/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/451 | 6/25/2026 | WD | Q | I | 01 | 181,000 |
| GRANTOR: BROWN TYLER | | | | | | |
| GRANTEE: FREEMAN TYLER | | | | | | |
| 1530/1950 | 12/10/2024 | WD | Q | I | 01 | 35,000 |
| GRANTOR: REDDICK KENNETH E JR | | | | | | |
| GRANTEE: BROWN TYLER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,12] E44 S27 W44 N27 $

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## 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 | 0255 | MBL HOME S | 0 | 0 | 12 | 56 | 672.00 | UT | 1.00 | 1.00 | 100 | 2007 | 2007 | 3 | 100 | 672 | |

## LAND DESCRIPTION

TOTAL OB/XF 672

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 04/07/2026 BY justin Total Acres: 1.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS