LOT 35 DOUBLE RUN ACRES S/D.
473-505, WD 1069-471, WD 1447-33

LINDSEY JOSHUA C/ISHLER BRIANE A
193 NE NIKITA PL
LAKE CITY, FL 32055

2026

17-3S-17-04971-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

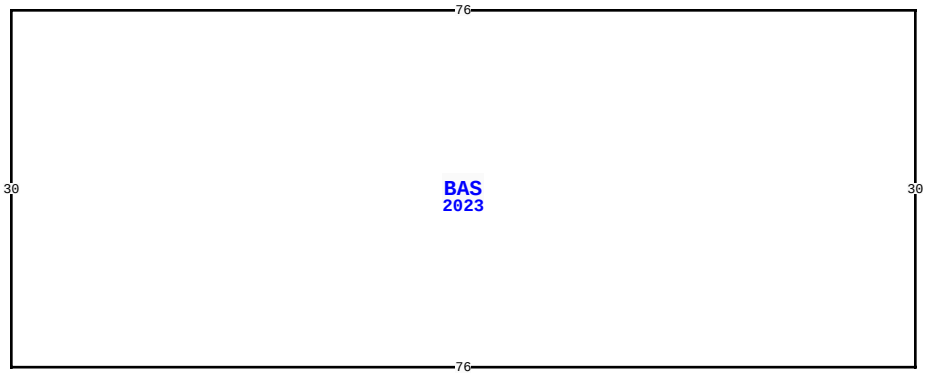
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	2,280	100	2023	2,280	248,310
TOTALS	2,280			2,280	248,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.5000	114.64	261,379	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 2280 HX Base Yr 2024



193 NE NIKITA PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,310
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		11,100
TOTAL MARKET VALUE		266,910
SOH/AGL Deduction		689
ASSESSED VALUE		266,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,810
TOTAL JUST VALUE		266,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043941	Mobile Home		06/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/335	9/13/2021	WD	Q	I	01	8,000
GRANTOR: WYNN JOSEPH						
GRANTEE: LINDSEY JOSHUA C						
1069/0471	10/31/2003	WD	Q	V		3,800
GRANTOR: LEO AND CELESTA MILTO						
GRANTEE: WYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,22] E76 S30 W76 N30 $
.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	LT		1.00	1.00	0.60	18,500.00	11,100.00	11,100							

REVIEW DATE 09/13/2022 BY JB Total Acres: 1.01 Total Land Value: 11,100 Market: 0 Agricultural: 0 Common: 11,100 PRINTED 05/13/2026 BY SYS