

LOTS 41 & 42 DOUBLE RUN ACRES S/  
591-721, 592-292, QC 993-1233, C

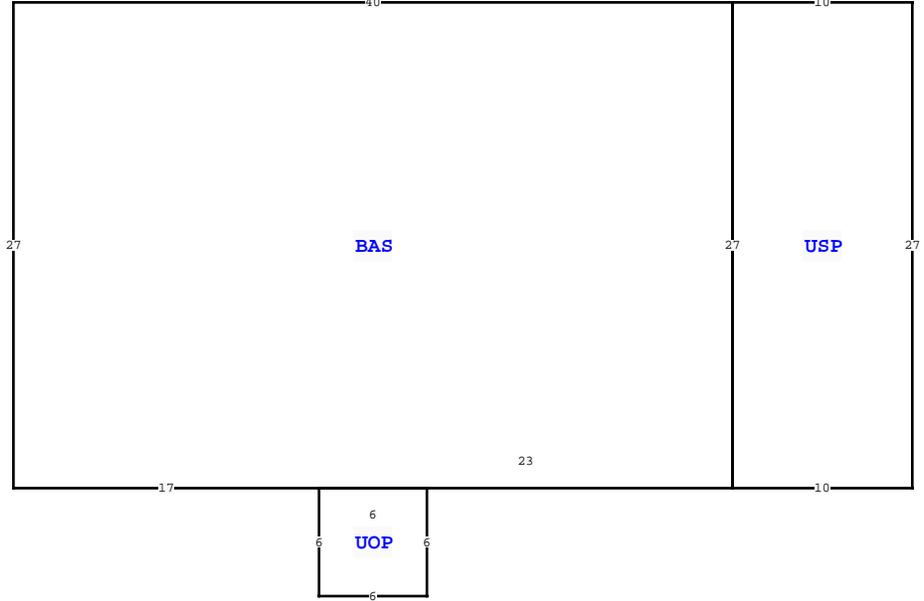
WHITE DEVYN L  
184 NE NIKITA PL  
LAKE CITY, FL 32055

**2026**

17-3S-17-04971-041  
17-3S-17-04971-041

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 90	
Interior Floor	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	
Architectural	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	07
NEIGHBORHOOD/LOC	17317.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
UOP	36	25	
USP	270	35	
TOTALS	1,386		1,183 33,957

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2021								
				Heated Area: 1080			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			33,957
TOTAL MARKET OB/XF VALUE			9,372
TOTAL LAND VALUE - MARKET			33,300
TOTAL MARKET VALUE			76,629
SOH/AGL Deduction			24,384
ASSESSED VALUE			52,245
TOTAL EXEMPTION VALUE	HX HB		27,245
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			76,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19146	M H	125	01/24/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/0720	11/09/2015	WD U		I	12	26,500
GRANTOR: MOTGAGE EQUITY CONVER						
GRANTEE: DEVYN L WHITE						
1292/0935	2/11/2015	CT U		I	18	100
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: NATIONSTAR MORTGAGE						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPOT UF	0 100	18 18	324.00	UT	3.00	3.00	100	2002	2002	3	100	972	
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
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	2010	2010	3	100	200	

TOTAL OB/XF												9,372			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/21/2023	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S27 E17 UOP= S6 E6 N6 W6\$ E23 USP= E10 N27 W10 S27\$ N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							