LOT 44 DOUBLE RUN ACRES S/D.

426-133, 888-2225, 888-2226, 962

CARR JEFFERY D/CARR KATHERINE L
234 NE NIKITA PL
LAKE CITY, FL 32055

2027

17-3S-17-04971-044

BUILDING CHARACTERISTICS

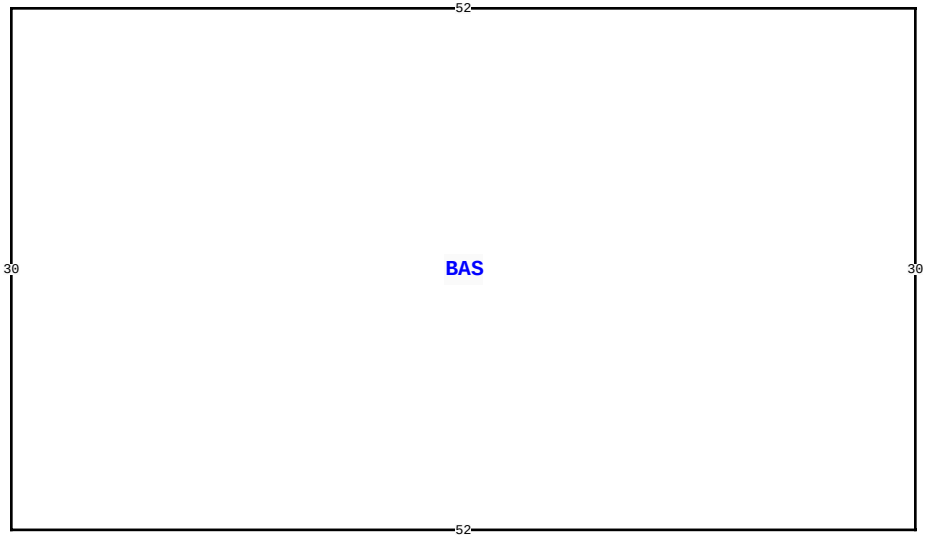
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,560	100		1,560	160,865
TOTALS	1,560			1,560	160,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	115.5000	110.88	172,973	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 1560 HX Base Yr 2022



234 NE NIKITA PL, LAKE CITY

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

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	6.50	6.50	100	2025	2024		100	5,616	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,865
TOTAL MARKET OB/XF VALUE		12,616
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		191,981
SOH/AGL Deduction		34,466
ASSESSED VALUE		157,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,104
TOTAL JUST VALUE		191,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049927	Right-of-Way Acce		05/23/2024
000049929	Storage Building	7,000	05/23/2024
41138	MH		01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1171	10/19/2020	WD	Q	V	01	12,000
GRANTOR: LAJUAN ADKINS FKA LAJ						
GRANTEE: JEFFERY D & KATHERI						
0962/0634	9/11/2002	WD	Q	V	06	100
GRANTOR: BRADY						
GRANTEE: JAMES E & LAJUAN BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=17,20] E52 S30 W52 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,616

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/13/2024 BY JB Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS