LOTS 45 & 46 DOUBLE RUN ACRES S/
475-327, 740-164

PRINCE JAMES E/PRINCE GAIL CLARK
260 NE NIKITA PL
LAKE CITY, FL 32055

2027

17-3S-17-04971-045

BUILDING CHARACTERISTICS

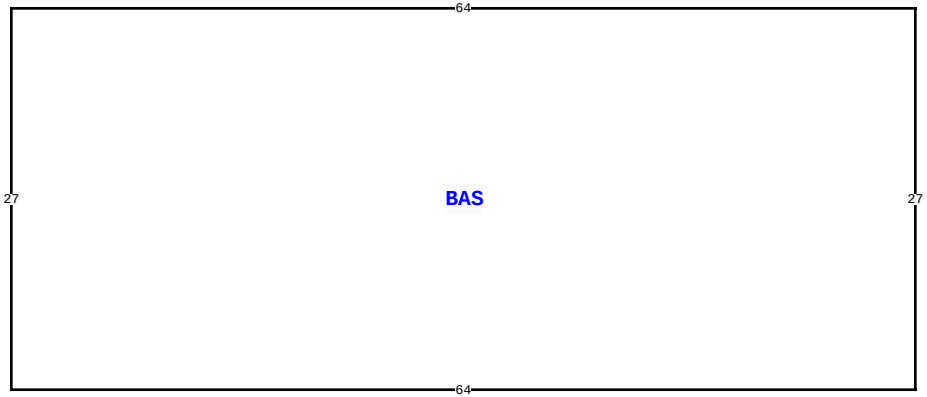
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	113,619
TOTALS	1,728			1,728	113,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	115.9000	107.79	186,261	2010	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 0 Heated Area: 1728 HX Base Yr



260 NE NIKITA PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	134,569
TOTAL MARKET OB/XF VALUE	20,722
TOTAL LAND VALUE - MARKET	33,300
TOTAL MARKET VALUE	188,591
SOH/AGL Deduction	63,156
ASSESSED VALUE	125,435
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	74,024
TOTAL JUST VALUE	188,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,814

BLDG:2:1: HOMET MH

XFOB:2:1: HOMET MH (PD $500)-MUST BE STORAGE?

XFOB:1:1: MONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047785	Roof Replacement	11,040	07/28/2023
28254	M H	375	12/07/2009
13895	M H	125	04/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0255	MBL HOME S	0	100	0	0	1,272.00	UT	1.00	1.00	100	2009	2009	3	100	1,272	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
8	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
9	0210	GARAGE U	0	100	18	27	486.00	UT	11.00	11.00	75	2015	2015	3	75	4,010	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 20,722

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	0.90	18,500.00	16,650.00	16,650							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 1.97 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2026 BY SYS

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475-327, 740-164

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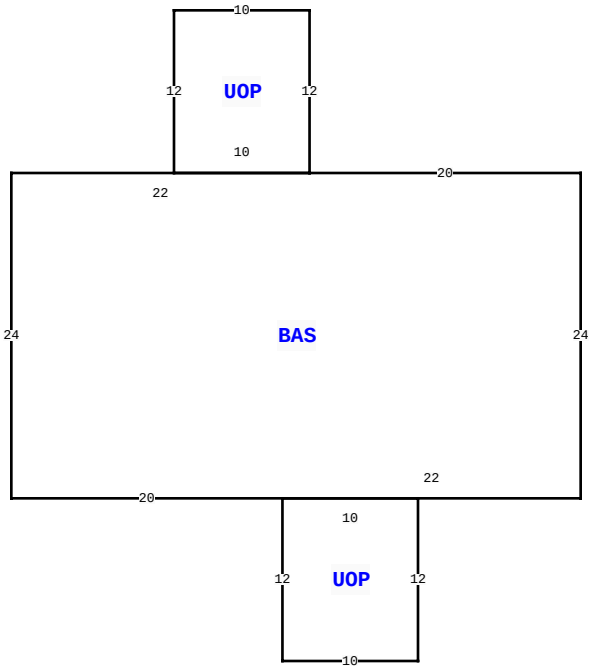
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,008	100		1,008	19,773
UOP	120	25		30	588
UOP	120	25		30	588
TOTALS	1,248			1,068	20,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,068	81.7290	49.04	52,375	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1008 HX Base Yr



260 NE NIKITA PL, LAKE CITY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N12 W10 S12 E10$ W22 S24 E20 UOP= S12 E10 N12 W10$ E22 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/22/2023 BY jerry Total Acres: 1.97 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2026 BY SYS