COMM W R/W US-441 & SE COR OF SW
RUN N ALONG R/W 370 FT, W 306 FT
100 FT, N 100 FT, E 100 FT, S 10

TODD RICKY
826 SE HELEN TER
LAKE CITY, FL 32025

2027

17-3S-17-05007-000

BUILDING CHARACTERISTICS

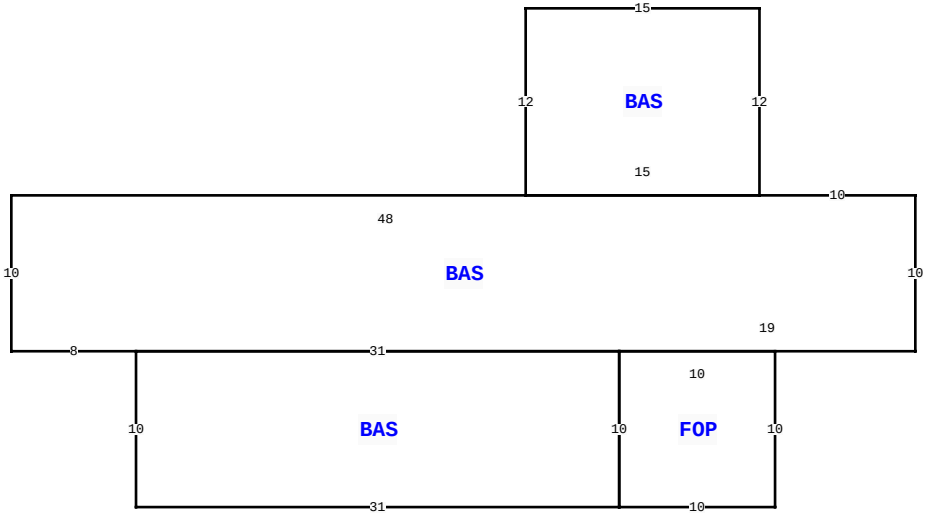
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	2,097
BAS	310	100		310	3,612
BAS	580	100		580	6,758
FOP	100	35		35	408
TOTALS	1,170			1,105	12,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,105	64.7280	38.84	42,918	1957	1980	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1070 HX Base Yr



116 NW JIMMY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,875
TOTAL MARKET OB/XF VALUE	7,850
TOTAL LAND VALUE - MARKET	4,478
TOTAL MARKET VALUE	25,203
SOH/AGL Deduction	0
ASSESSED VALUE	25,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,203
TOTAL JUST VALUE	25,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,203

XFOB:1:1: TITAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/86	1/01/2026	WD	Q	I	01	30,000
GRANTOR: DEPRATTER RUSSELL						
GRANTEE: TODD RICKY						
1371/1441	4/13/2017	WD	Q	I	01	27,000
GRANTOR: LARRY D & JULIE A GRE						
GRANTEE: DEPRATTER RUSSELL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N12 W15 S12 E15$ W48 S10 E8 BAS= S10 E31 N10 W31$ E31 FOP= S10 E10 N10W10$ E19 N10$.

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	0296	SHED METAL	0	0	12	21	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	0102	C	SFR/MH	0		00	0.00	0.00	0.23	AC		1.00	1.00	1.77	11,000.00	19,470.00	4,478							

REVIEW DATE 05/26/2026 BY TP Total Acres: 0.23 Total Land Value: 4,478 Market: 0 Agricultural: 0 Common: 4,478 PRINTED 11/17/2026 BY SYS