W1/2 OF LOT 5 HILLTOP S/D.

541-471, 673-662, TD 1427-2468,

CAMPBELL ROBERT/CAMPBELL DEBRA
523 SW TITANIUM CT
LAKE CITY, FL 32024

2027

17-4S-16-03050-012

BUILDING CHARACTERISTICS

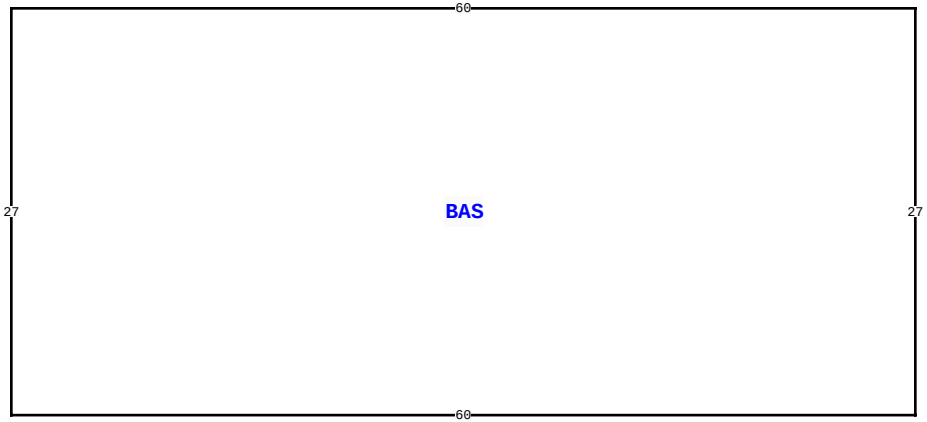
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	17416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
TOTALS	1,620			1,620	45,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.9000	69.54	112,655	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr



523 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,062
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	36,800
TOTAL MARKET VALUE	92,262
SOH/AGL Deduction	3,235
ASSESSED VALUE	89,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,027
TOTAL JUST VALUE	92,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043495	Electrical Servic	0	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/473	12/13/2021	QC	U	I	11	100
GRANTOR: LEWIS SHARON						
GRANTEE: CAMPBELL ROBERT						
1431/877	2/26/2021	QC	U	I	11	0
GRANTOR: FLORIDA HOLDING TRUST						
GRANTEE: LEWIS SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,400

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		A-1	0.00	0.00	2.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,800							

REVIEW DATE 02/08/2022 BY JB Total Acres: 2.30 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/16/2026 BY SYS