BEG NE COR OF S1/2 OF SW1/4, RUN
W 856.12 FT, NE 344.29 FT, E 666

CHRISTIAN LOIS C/CHERREY TAKISHA
903 SW CARPENTER RD
LAKE CITY, FL 32024

2027

17-5S-16-03641-004

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 02

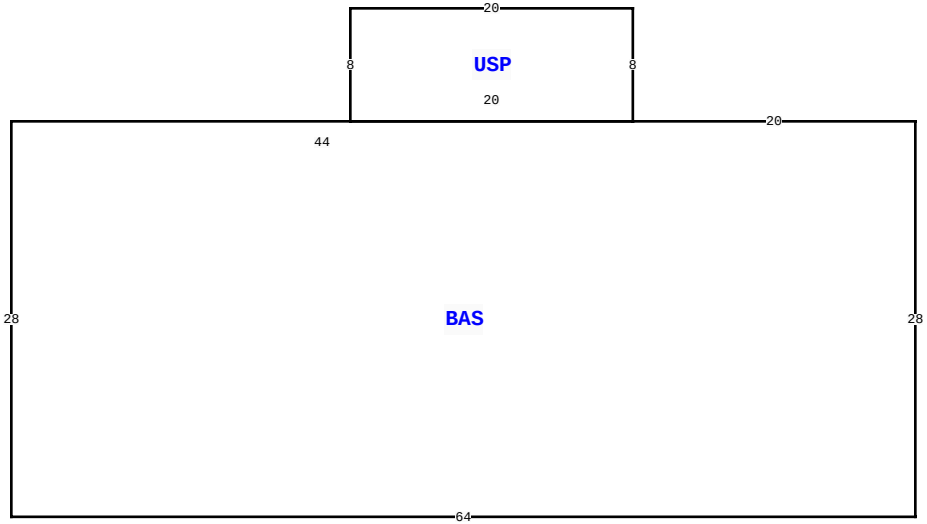
NEIGHBORHOOD/LOC 17516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	106,238
USP	160	35		56	3,320
TOTALS	1,952			1,848	109,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,848	115.9000	107.79	199,196	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1792 HX Base Yr 2015



903 SW CARPENTER RD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0040	BARN,POLE	0	100	9	25	1.00	UT	750.00	750.00	50	1993	1993	3	50	375	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,558
TOTAL MARKET OB/XF VALUE	13,375
TOTAL LAND VALUE - MARKET	70,850
TOTAL MARKET VALUE	193,783
SOH/AGL Deduction	107,953
ASSESSED VALUE	85,830
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	34,419
TOTAL JUST VALUE	193,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,962

XFOB:1:1: FLEETWOOD/CHADWICK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18633	M H	125	08/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1353/0667	2/07/2018	WD	U	I	30	100
GRANTOR: LOIS CHRISTIAN						
GRANTEE: LOIS C CHRISTIAN &						
1279/1447	7/06/2014	WD	U	I	11	100
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: ADRIAN FERGUSON SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 USP= N8 W20 S8 E20$W44 S28 E64 N28$.

LAND DESCRIPTION

TOTAL OB/XF 13,375

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	5.45	AC		1.00	1.00	1.00	13,000.00	13,000.00	70,850							

REVIEW DATE 02/19/2026 BY KS Total Acres: 5.45 Total Land Value: 70,850 Market: 0 Agricultural: 0 Common: 70,850 PRINTED 11/17/2026 BY SYS