

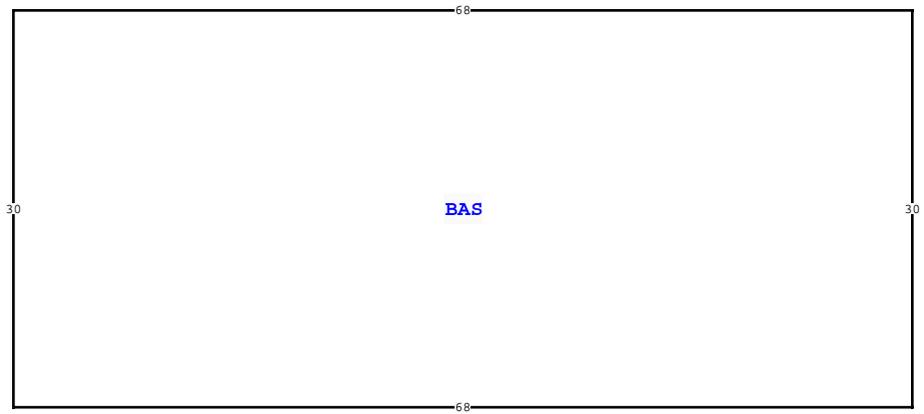
LOT 4 BLOCK A LOTTIE FARMS S/D.
715-809, 941-2081, CD 1030-1735,

RICHER JENNIFER ANN
300 SW LOTTIE CT
LAKE CITY, FL 32024

2026

18-4S-16-03055-104


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
13	LAM/VNLPLK 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectual Units	0	100		
03	Condition Adj	03	100		
01	Kitchen Adjus	01	100		
05	Quality	05	05		
0200	DOR CODE	MOBILE HOME			
	MAP NUM		01		
18416.010	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	145,582
TOTALS	2,040			2,040	145,582

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	2,040	116.8000	109.79	223,972	2006	2010	0	0	35.00	65.00	
1 MANUF 1 100% - 2025			Heated Area: 2040				HX Base Yr 2025					
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		145,582	
TOTAL MARKET OB/XF VALUE		12,090	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		207,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		207,672	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		156,261	
TOTAL JUST VALUE		207,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24167	M H	420	02/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2574	6/12/2024	WD	Q	I	01	260,000
GRANTOR: O'CAIN ASHLEY NICOLE						
GRANTEE: RICHER JENNIFER ANN						
1418/2613	8/20/2020	WD	Q	I	01	125,000
GRANTOR: LARRY W BYRD						
GRANTEE: ASHLEY NICOLE O'CAI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S30 E68 N30\$.	

L N	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	36	36	UT	2.50	2.50	100	2003	2003	3	100	3,240	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	50	
TOTAL OB/XF 12,090																

LAND DESCRIPTION										TOTAL OB/XF 12,090														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	50,000.00	50,000.00	50,000							