LOT 4 BLOCK B LOTTIE FARMS S/D.
715-809, 934-500, QCD 1028-733,

VARGAS ELIZABETH/VARGAS ANTONIO
305 SW LOTTIE CT
LAKE CITY, FL 32024

2027

18-4S-16-03055-154

BUILDING CHARACTERISTICS

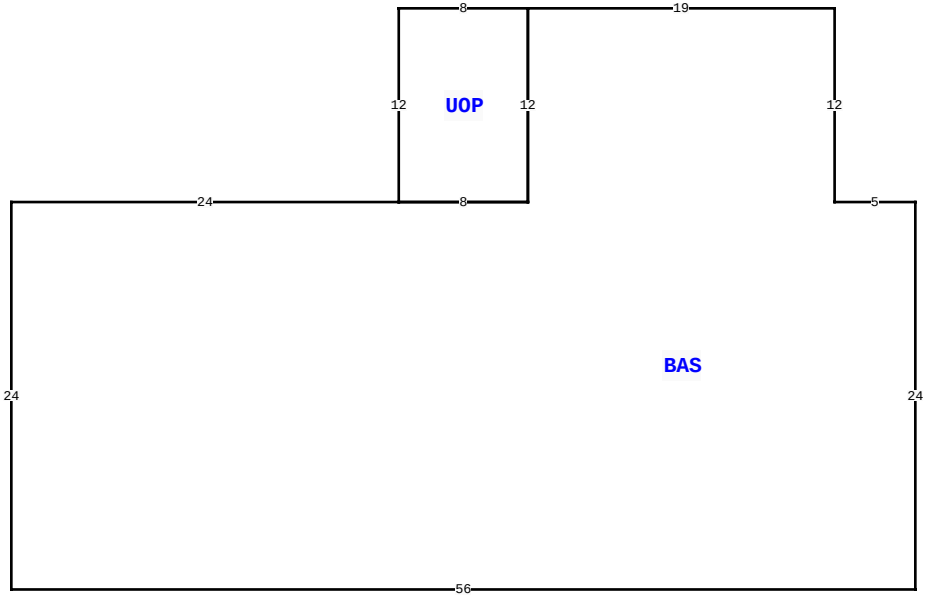
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	18416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	109,281
UOP	96	25		24	1,669
TOTALS	1,668			1,596	110,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,596	115.0000	106.95	170,692	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1572 HX Base Yr 2026



305 SW LOTTIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,950
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		174,450
SOH/AGL Deduction		0
ASSESSED VALUE		174,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,039
TOTAL JUST VALUE		174,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20665	M H	125	05/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2176	10/02/2025	QC	U	I	11	100
GRANTOR: WESTRIDGE INC						
GRANTEE: POPE JAMES G						
1551/2178	9/30/2025	WD	Q	I	01	250,000
GRANTOR: POPE JAMES G						
GRANTEE: VARGAS ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E56 N24 W5 N12 W19 UOP= W8 S12 E8 N12$ S12 W8$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/20/2026 BY TP Total Acres: 4.81 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS