

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

2026

18-4S-16-03055-154
VALUATION SUMMARY PAGE 1 of 1

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 Floor	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
BAS	1,572	100
UOP	96	25
TOTALS	1,668	1,596

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2026	Heated Area: 1572								HX Base Yr 2026
TOTALS	1,668			1,596	112,143								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			112,143
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			175,643
SOH/AGL Deduction			0
ASSESSED VALUE			175,643
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			124,232
TOTAL JUST VALUE			175,643
NCON VALUE			1,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,986

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		3
2	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	100	2026	2025

BLD DATE			LGL DATE		
XF DATE	LAND DATE	AG DATE	04/22/2026	MLU	
305 SW LOTTIE CT, LAKE CITY					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W24 S24 E56 N24 W5 N12 W19 UOP= W8 S12 E8 N12 S12 W8 S.												

LAND DESCRIPTION													TOTAL OB/XF												
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	55,000.00	55,000.00	55,000								