COMM NE COR OF W1/2 OF SW1/4, RU
2026.51 FT FOR POB, CONT S 275.8
FT, N 275.85 FT, E 331.77 FT TO

BETANCOURT MARYNES/BETANCOURT LUIS
189 SW LUKEGRET CT
LAKE CITY, FL 32024

2026

19-4S-16-03063-006

BUILDING CHARACTERISTICS

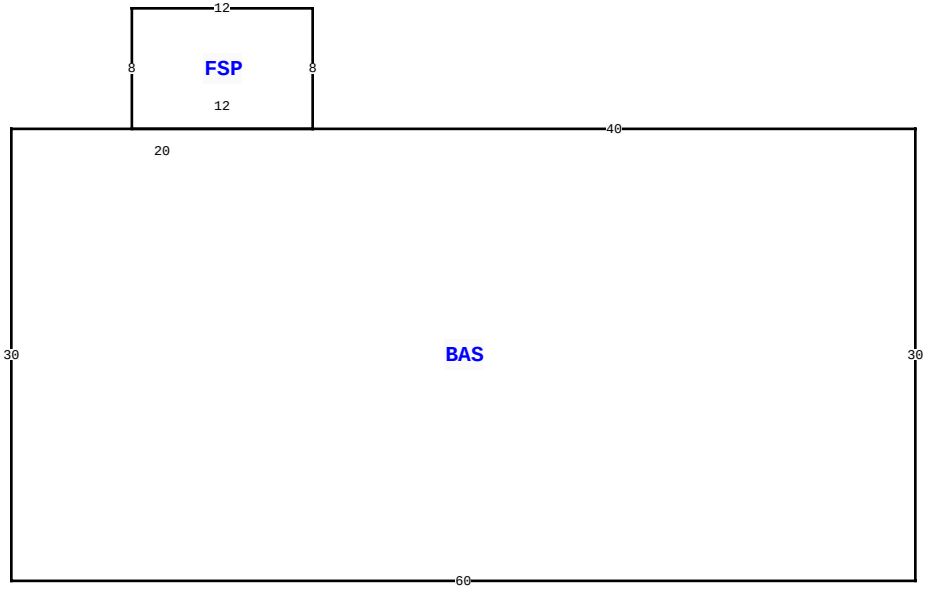
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	19416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	107,861
FSP	96	40		38	2,277
TOTALS	1,896			1,838	110,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,838	115.9000	108.95	200,250	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1800 HX Base Yr 2016



189 SW LUKEGRET CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,138
TOTAL MARKET OB/XF VALUE		15,952
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		159,690
SOH/AGL Deduction		69,279
ASSESSED VALUE		90,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,000
TOTAL JUST VALUE		159,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,590

SALE:1:1: 20 ACRES $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32181	SFR	751	08/01/2014
23090	M H	347	05/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1488	1/27/2016	WD	U	I	11	100
GRANTOR: ISRAEL & MARIA E PABO						
GRANTEE: MARYNES & LUIS BETA						
1278/1026	7/22/2014	WD	U	I	30	52,142
GRANTOR: ISRAEL & MARIA E PABO						
GRANTEE: MARYNES & LUIS BETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N8 W12 S8 E12$ W20 S30 E60 N30$.

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	24	36	864.00	UT	3.00	3.00	100	2005	2005	3	100	2,592	
2	0294	SHED WOOD/	0	100	12	36	432.00	UT	5.00	5.00	100	2005	2005	3	100	2,160	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 15,952

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	2.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,600							

REVIEW DATE 04/29/2025 BY KS Total Acres: 2.10 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 07/01/2026 BY SYS