

LOT 2 OAK FOREST LANDING S/D.
828-1902, CT 1082-1472, WD 1457-

628 NE DIANA TERRACE LAKE CITY, FL 32055 TRUST
9169 W STATE ST # 1942
GARDEN CITY, ID 83714

2026

20-3S-17-05182-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2023	Heated Area: 1216			HX Base Yr				
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> 76 76 15 16 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2023</p> </div> </div>												
TOTALS	1,216			1,216	67,736							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			67,736
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			22,200
TOTAL MARKET VALUE			97,236
SOH/AGL Deduction			0
ASSESSED VALUE			97,236
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			97,236
TOTAL JUST VALUE			97,236
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043744	Mobile Home		02/21/2022
15498	M H	125	05/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/199	4/13/2022	QC	U	I	11	100

GRANTOR: BROWN GATE LAND TRUST
GRANTEE: 628 NE DIANA TERRAC
1457/2577 1/28/2022 WD Q I 03 25,300
GRANTOR: MILLER ERIN A
GRANTEE: BROWN GATE LAND TRU

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2023	1,216	67,736
TOTALS	1,216			1,216	67,736

628 NE DIANA TER, LAKE CITY

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=18,9] E76 S16 W76 N16 \$												

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	0201	C	MOD HOME	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.20	18,500.00	22,200.00	22,200								