COMM SW COR OF SEC, RUN N 942.53
CONT N 522.62 FT, E 415.97 FT, S
415.94 FT TO POB.

WESTON ALIYATTA/WESTON LESLIE
129 SE LEMON WAY
LAKE CITY, FL 32025-2273

2027

20-4S-17-08614-002

BUILDING CHARACTERISTICS

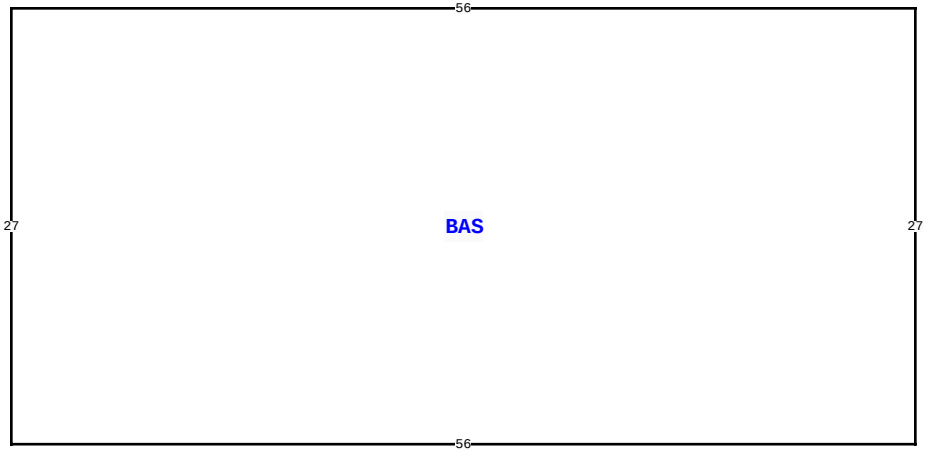
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
TOTALS	1,512			1,512	88,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	105.93	160,166	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021



540 SW FEDORA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2012	2012	3	100	540	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2012	2012	3	100	2,592	
5	0294	SHED WOOD/	0	100	25	25	625.00	UT	10.00	10.00	100	2012	2012	3	100	6,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,091
TOTAL MARKET OB/XF VALUE	14,582
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	162,673
SOH/AGL Deduction	60,268
ASSESSED VALUE	102,405
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	50,994
TOTAL JUST VALUE	162,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17639	M H	125	11/09/2000
15902	M H	125	08/13/1999
14664	SFR	340	10/26/1998
13435	PUMP/UTPOL	30	12/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/618	3/09/2021	QC	U	I	11	100
GRANTOR: WESTON LESLIE						
GRANTEE: WESTON LESLIE						
1417/2233	8/24/2020	QC	U	I	11	100
GRANTOR: LESLIE WESTON & JUANI						
GRANTEE: LESLIE & JUANITA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,582

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 05/15/2017 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS