



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	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	02
NEIGHBORHOOD/LOC	21417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2026
TOTALS	2,280		

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%	- 2026	91.94	209,623	2000	2000	0	0	45.00	55.00
Heated Area: 2280					HX Base Yr							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2026</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
885 SE RACETRACK LN, LAKE CITY										05/06/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			115,293
TOTAL MARKET OB/XF VALUE			16,700
TOTAL LAND VALUE - MARKET			116,050
TOTAL MARKET VALUE			248,043
SOH/AGL Deduction			48,087
ASSESSED VALUE			199,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,956
TOTAL JUST VALUE			248,043
NCON VALUE			131,993
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051050	Mobile Home		10/11/2024
000050407	Right-of-Way Acce		07/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0803	4/20/2018	WD	U	V	33	2,200
GRANTOR: PETER W GIEBEIG						
GRANTEE: ROSALINDA CABALLERO						
1353/2235	2/16/2018	WD	Q	V	01	46,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: ROSALINDA CABALLERO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=18,13] E76 S30 W76 N30 \$	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200			
2	0030	BARN,MT	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2026	2025		100	8,500			
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000			
TOTALS													2,280	115,293					

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	0		A-1	0.00	0.00	10.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	116,050								